

# HOUSING NOW

## Vancouver and Abbotsford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

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### Vancouver CMA New Home Construction

New home construction in the Vancouver CMA was higher in the first quarter of 2010 than it was the year before. Concrete was poured for 3,198 new units during the quarter, an increase of 76 per cent from 1,819 units in the first three months of 2009. However, home starts remained below the ten year average level of 3,440.

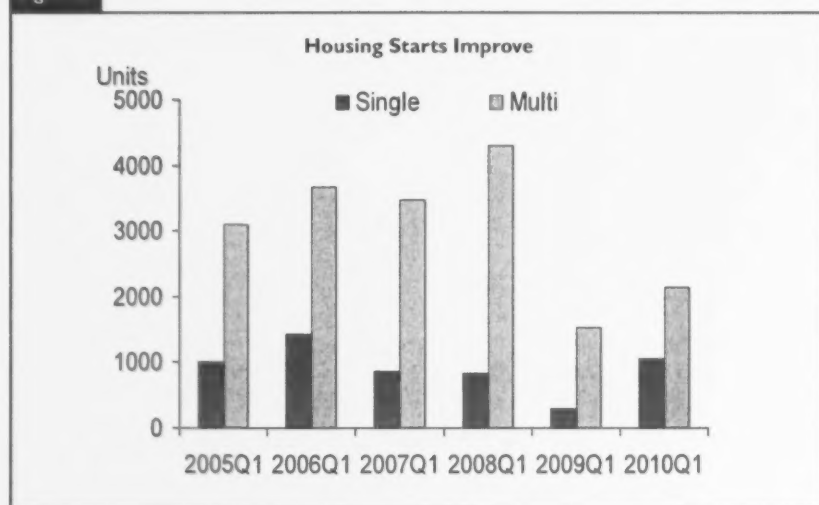
Several factors contributed to the increase in first quarter new home construction. Firstly, economic conditions have improved from early 2009, and migration has continued to add population and housing demand. A robust resale market with improved pricing has also given developers a good reason to return to the market place.

Developers ramped up construction on both single detached and multiple

### Table of Contents

- I Vancouver CMA  
New Home Construction
- 2 Abbotsford CMA  
New Home Construction
- 4 Maps
- 16 Report Tables
- 55 Methodology

Figure 1



Source: CMHC

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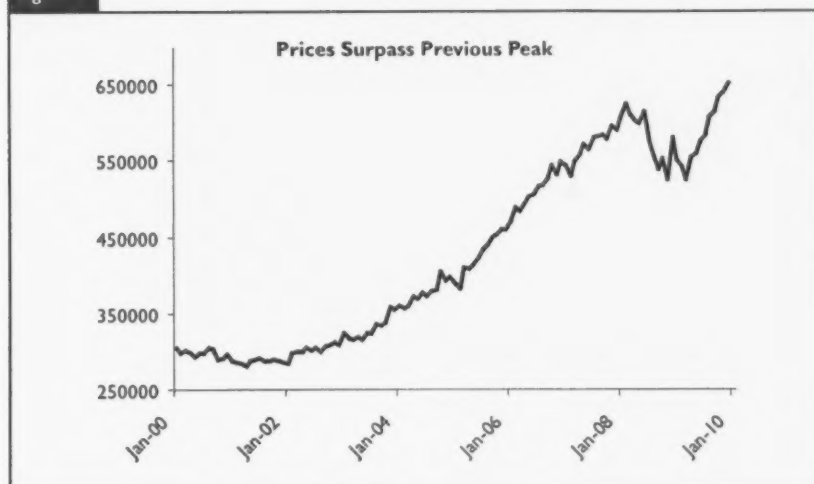
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Figure 2



Source: CREA, Based on boundaries of the Real Estate Board of Greater Vancouver. Does not include Langley, North Delta, Surrey, White Rock. Seasonally Adjusted CMHC

family homes in the first quarter, although, the increase in the number of single family dwellings was more pronounced (Figure 1). The number of new single detached homes started increased 273 per cent from the same time last year. Nearly half of all the detached housing starts in the CMA were located in Surrey.

Multi family starts increased 39 per cent in the first quarter of 2010. Vancouver City has a higher population density than other suburban municipalities. It is fitting that this area accounted for most of the multiple unit construction in the CMA, with 40 per cent of all multiple unit home starts.

A strong month of completions in January moved the number of newly completed and unabsorbed units to levels similar to the first quarter 2009 (after trending lower during the course of 2009). As a result of fewer starts over the past year and several strong months of completions, the number of units under construction has been trending lower since the autumn of 2008.

### Resale Market

The resale market has improved considerably since the first quarter of 2009. Favourable mortgage rates and an improving economy ensured that strong sales continued into the first quarter of this year. Vancouver was host to the Olympic Games during February and March. Mobility and event participation likely had some impact on sales during this time. Even still, sales for the first quarter totalled 7,548 up 67 per cent from a year ago (REBGV)<sup>1</sup>.

A sustained period of strong sales through the second half of 2009 kept the market favouring home sellers and put upward pressure on home prices. The average MLS® home price based on REBGV boundaries at the end of March of this year was \$685,800 up 29 per cent from a year ago. Prices are now at or above peak their peak level in many of the municipalities in the Vancouver CMA (Figure 2).

Higher prices have attracted more home sellers to the market in recent months. This has brought the ratio of

sales to new listings lower, signalling more balanced market conditions. Once the market adjusts to more balanced conditions, expect to see prices increase at a slower pace.

### Abbotsford CMA New Home Construction

New construction in the Abbotsford CMA has also improved considerably in the first quarter of 2010. Housing starts were up 128 per cent, increasing from 47 units in the first three months of 2009 to 107 units during the same time this year. Single detached construction continued to be favoured in the CMA with builders in Mission concentrating solely on this type of housing.

Fewer housing starts in 2009 reduced the number of units under construction to 450, less than half as many as a year ago. With absorptions in line with completions, conditions are better suited to encourage developers to start their next project compared to last year (Figure 3).

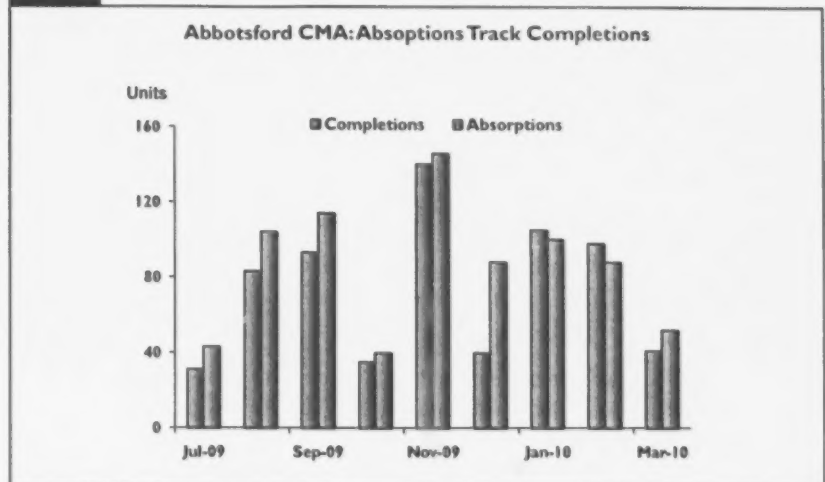
<sup>1</sup> Based on boundaries of the Real Estate Board of Greater Vancouver, does not include Langley, North Delta, Surrey, White Rock

## Resale Market

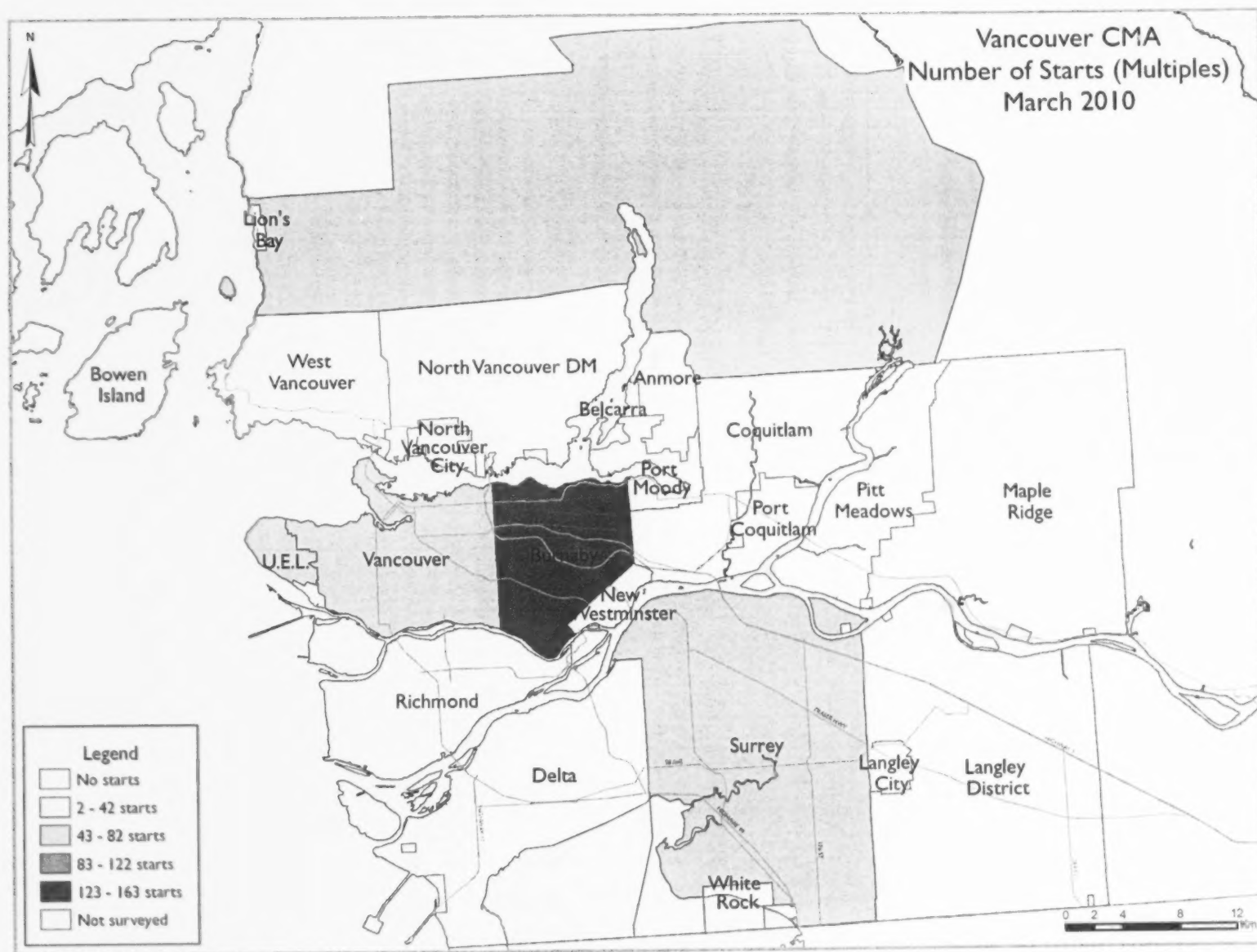
Sound MLS® sales have continued during the first quarter of 2010 in the Abbotsford CMA. An increase in new units being put up for sale, however, has given a boost to the number of active listings on the market. The increase in homes for sale has shifted the market into a more balanced state. This will slow price growth going forward.

Average MLS® prices in the Abbotsford CMA have been trending upwards, but remain below the previous peak set in June, 2008. At the end of March, the average home in the CMA was \$342,132, a 17 per cent increase over the same month last year.

Figure 3

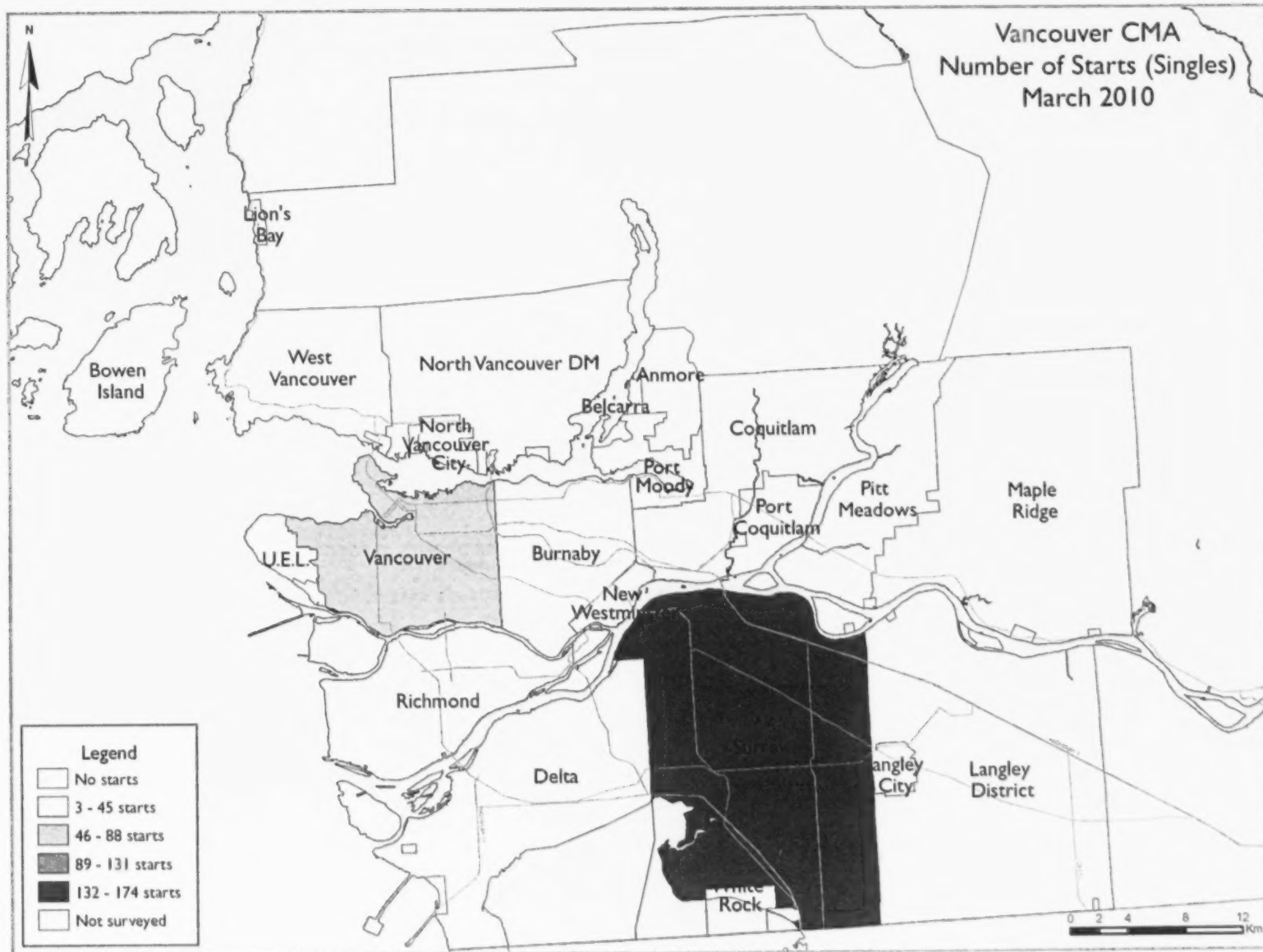


Source: CMHC

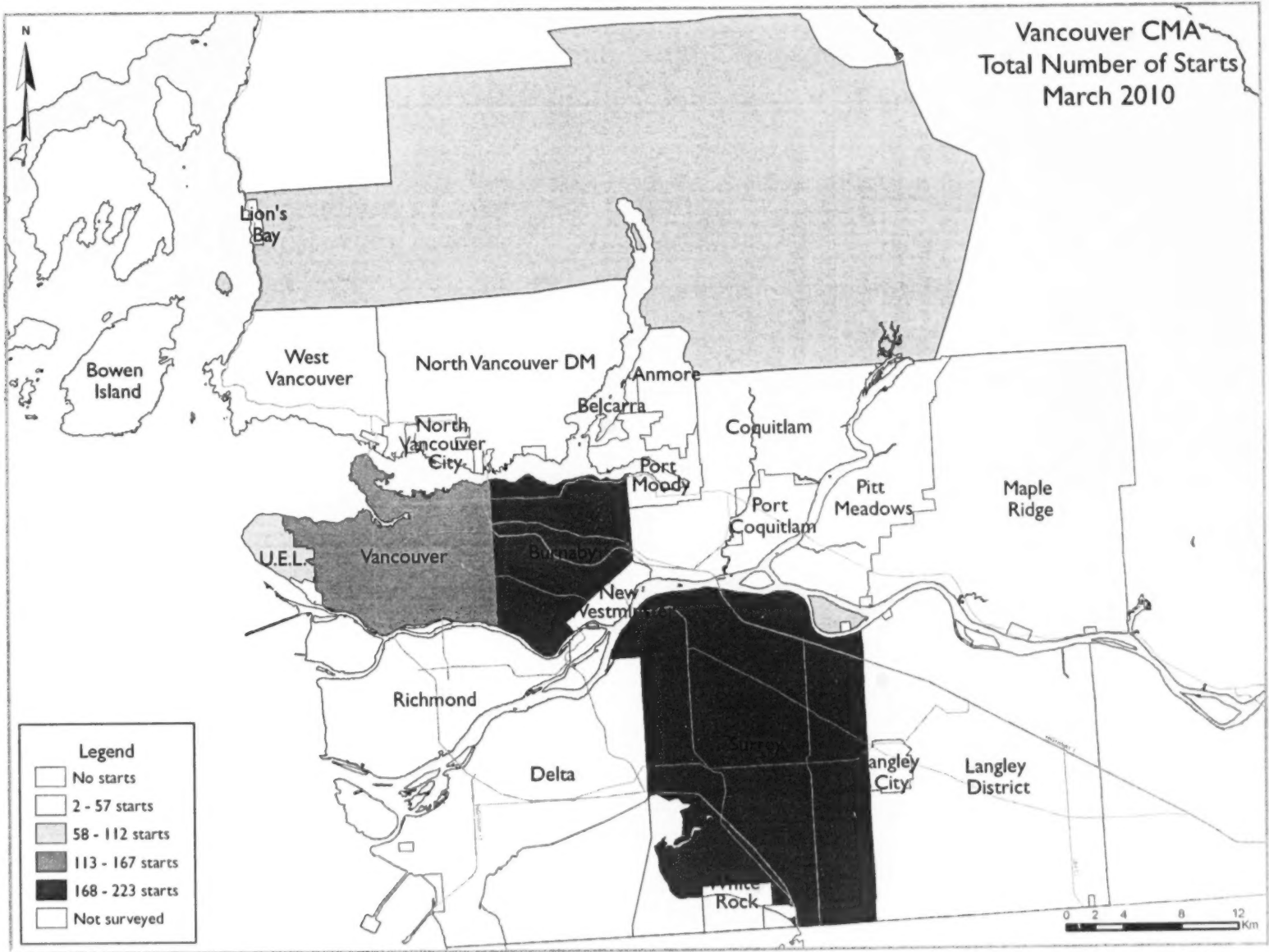


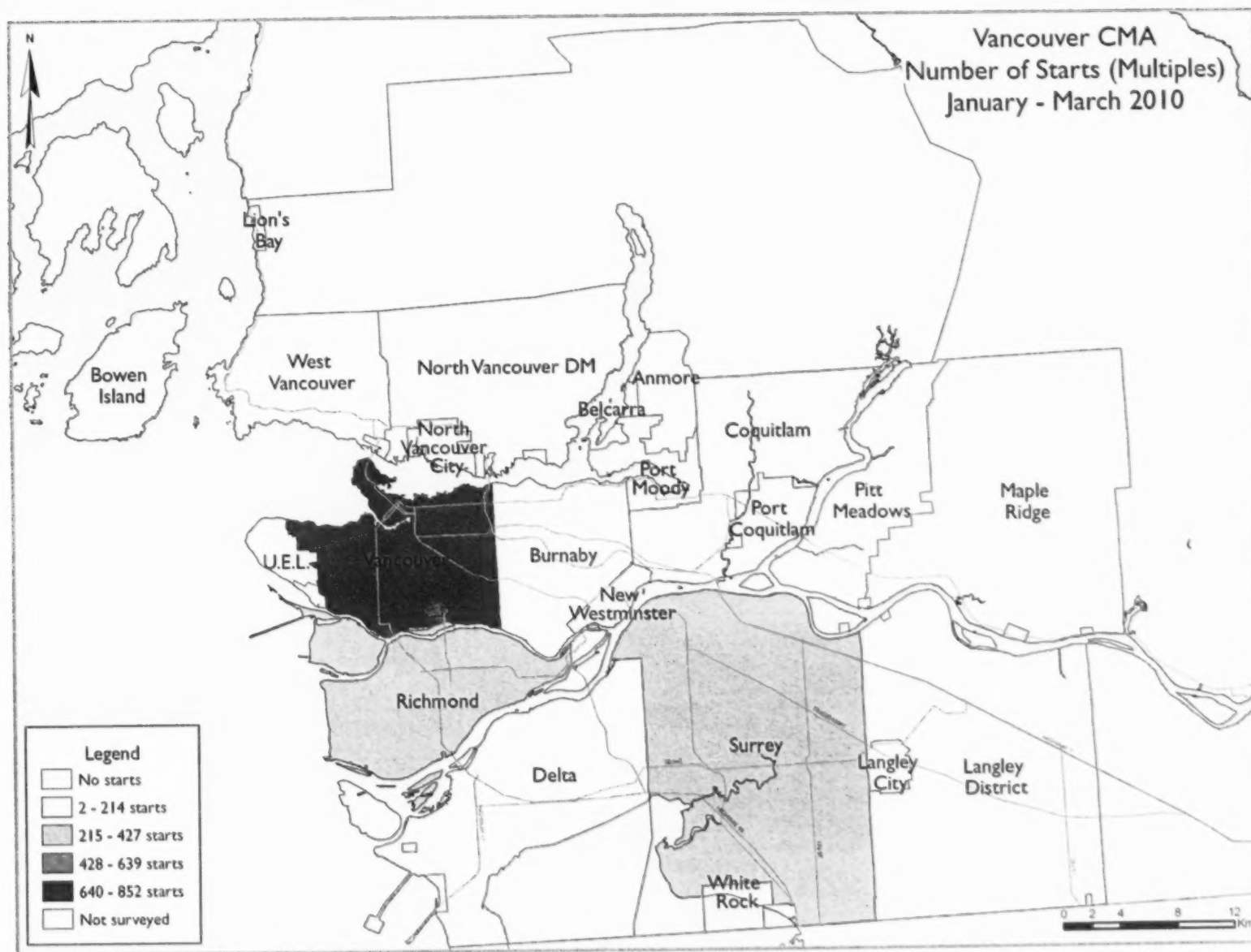


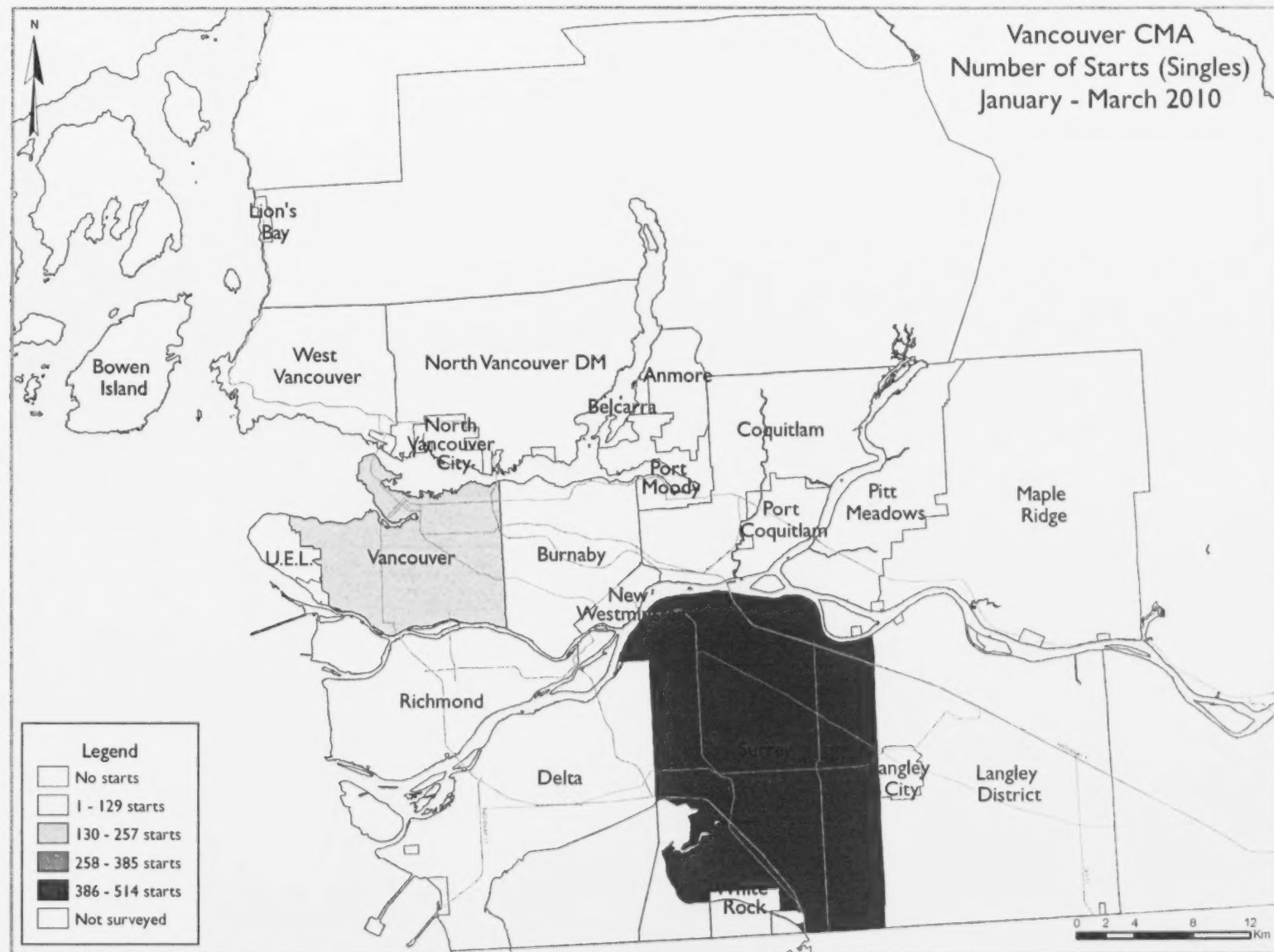
Vancouver CMA  
Number of Starts (Singles)  
March 2010

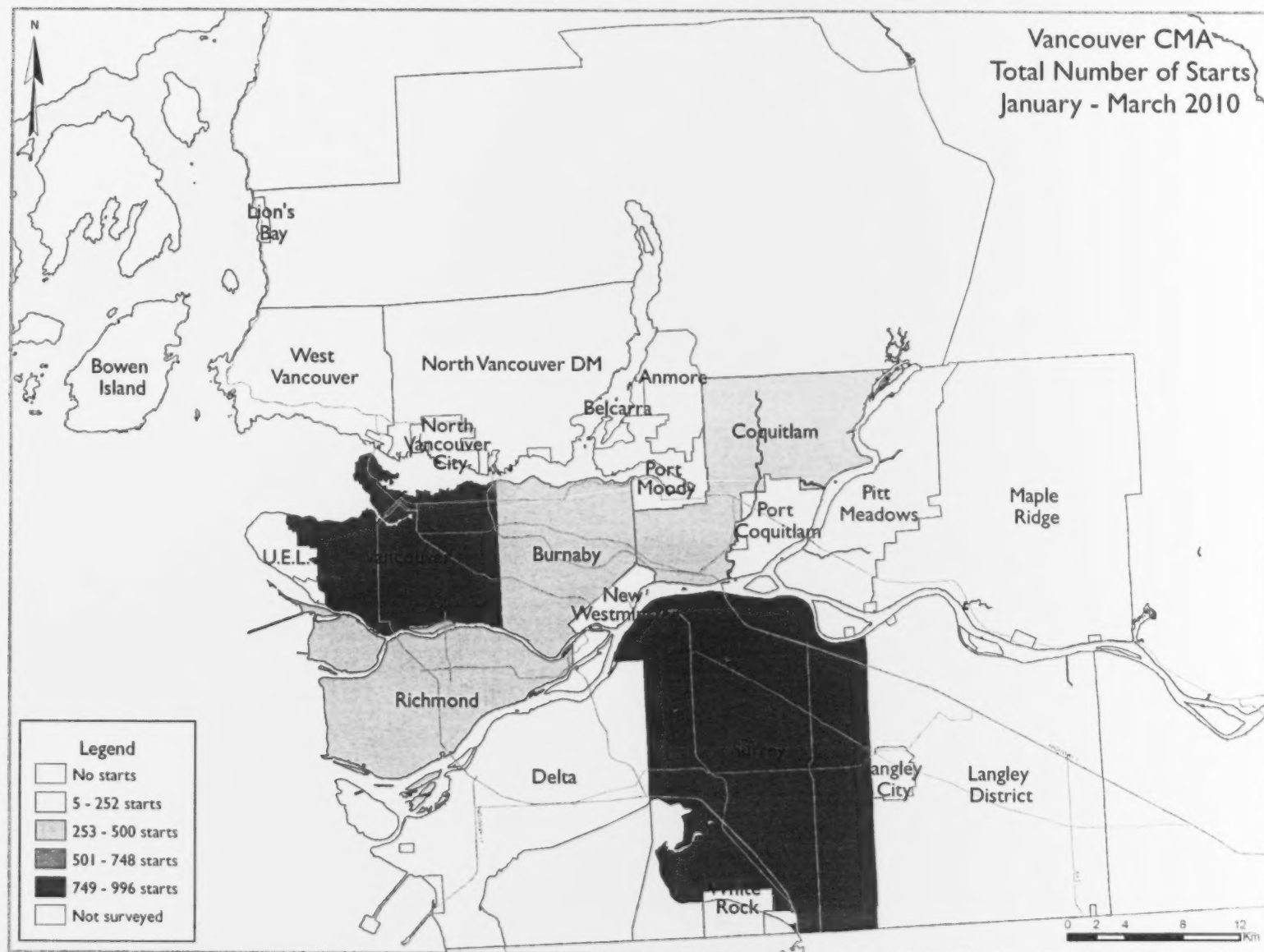


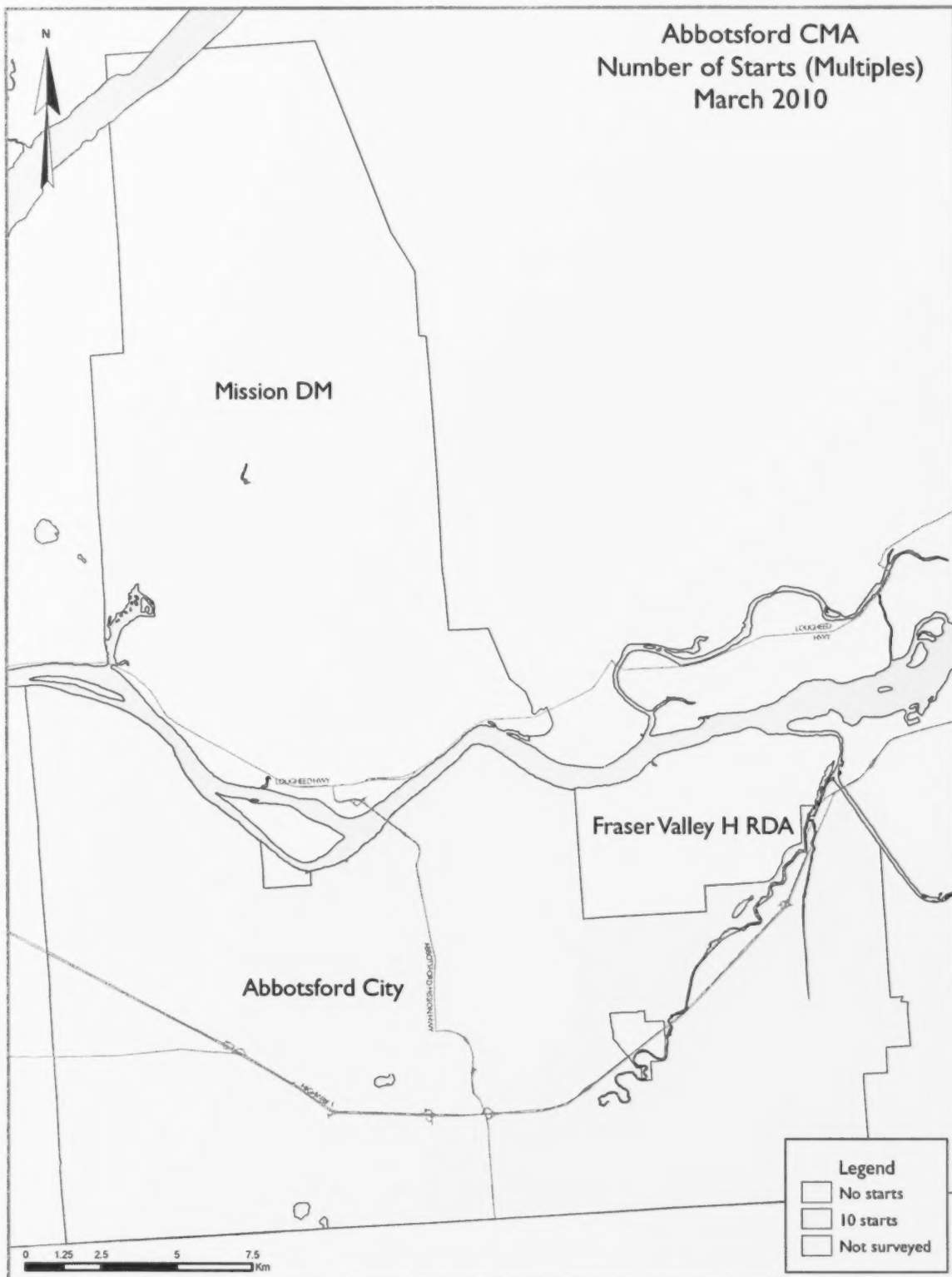
Vancouver CMA  
Total Number of Starts  
March 2010



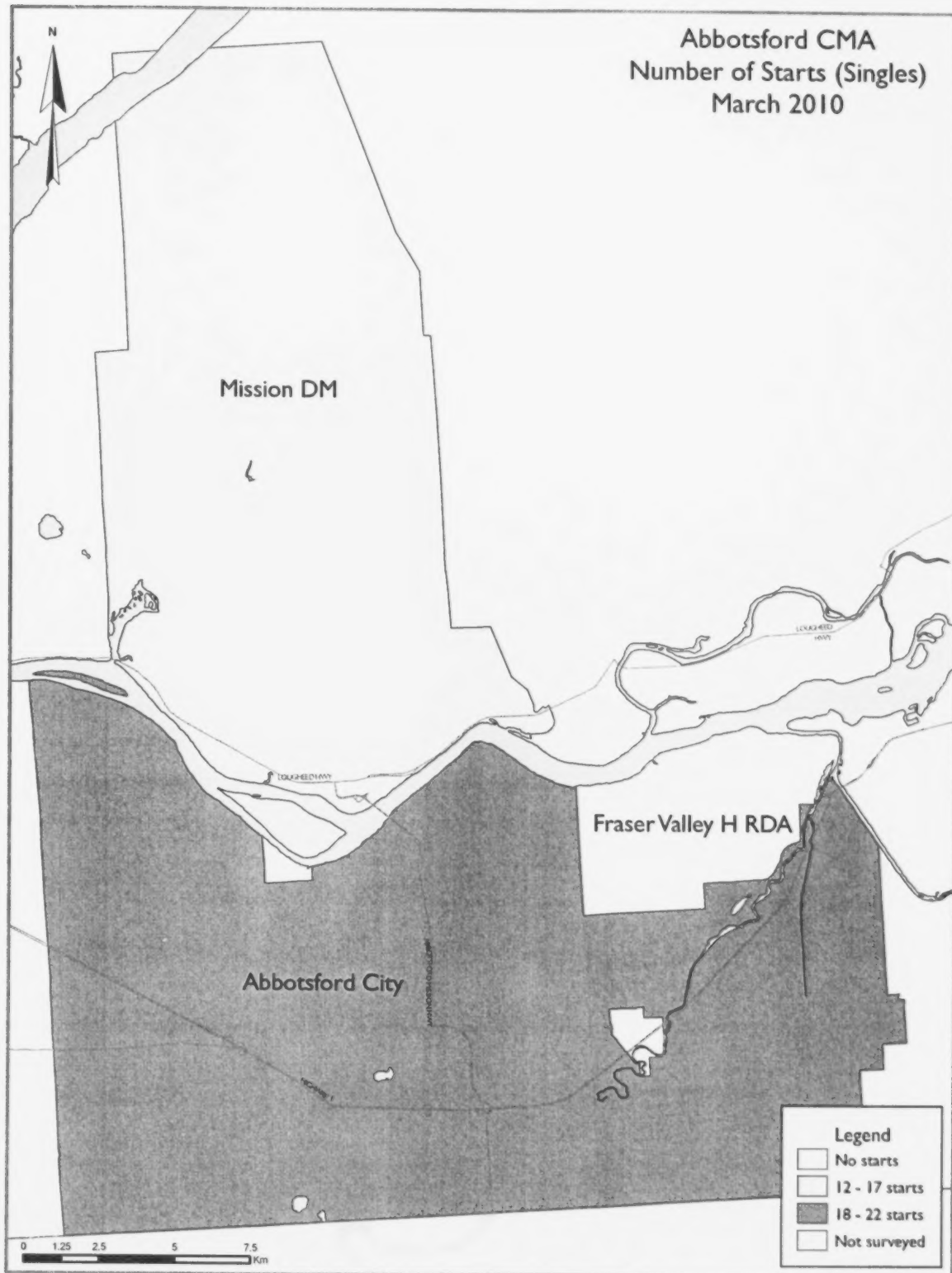


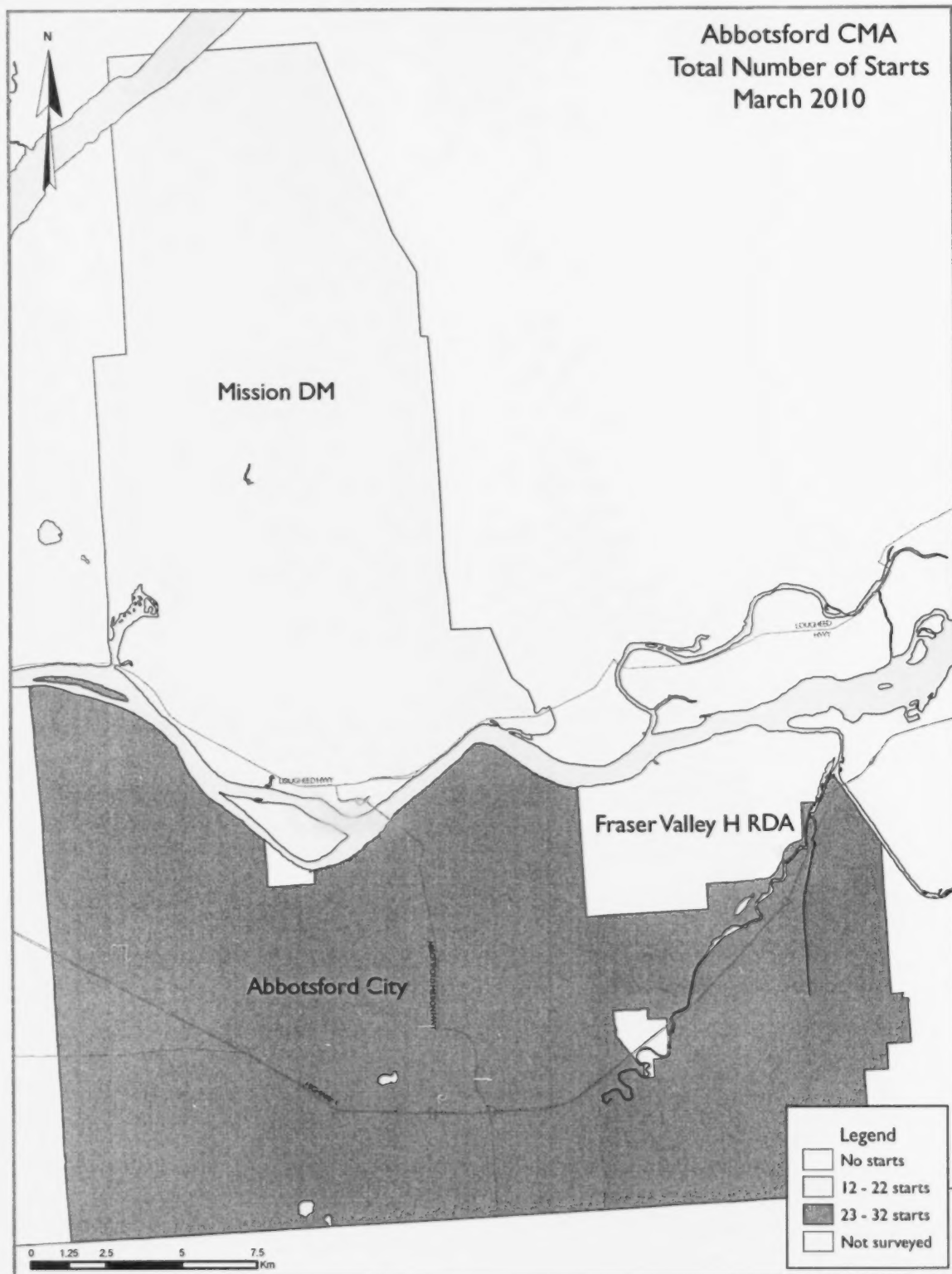


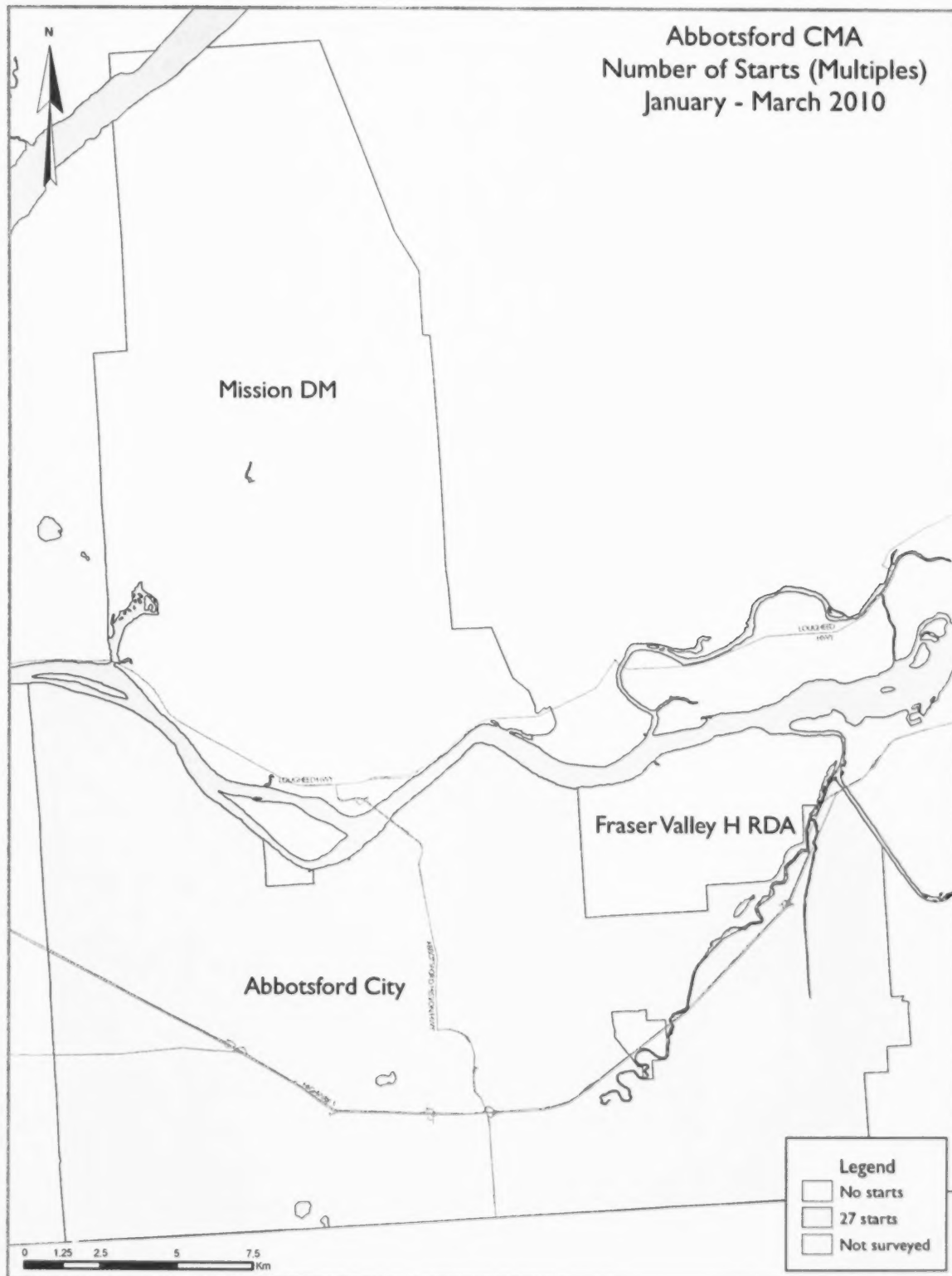


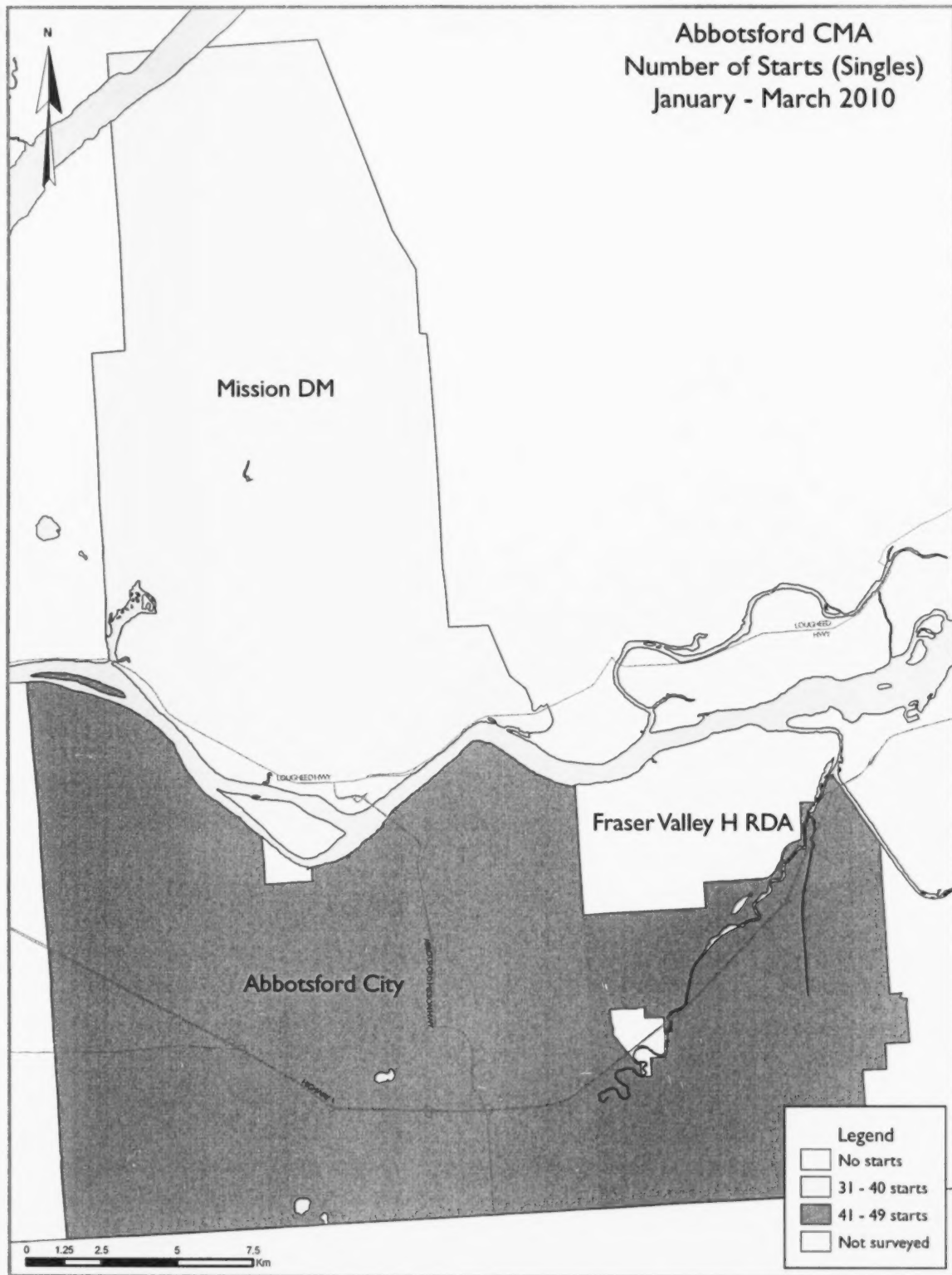


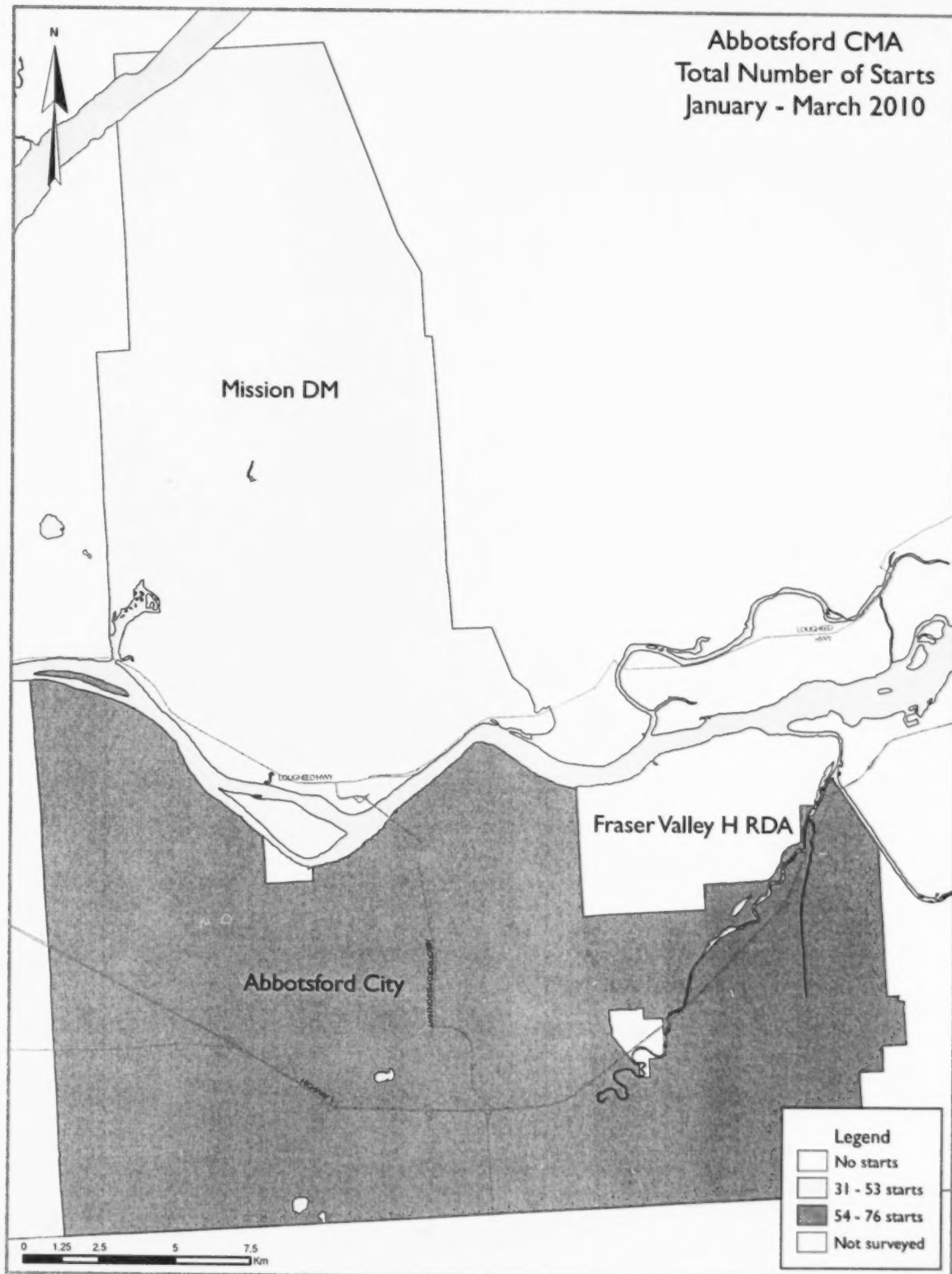












## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

### Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation



**Table 1: Housing Activity Summary of Vancouver CMA**  
**March 2010**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
March 2010	368	20	96	0	110	256	15	14	879
March 2009	125	16	34	0	77	251	1	5	509
% Change	194.4	25.0	182.4	n/a	42.9	2.0	**	180.0	72.7
Year-to-date 2010	1,038	72	378	1	403	931	24	351	3,198
Year-to-date 2009	280	34	84	1	344	1,012	4	60	1,819
% Change	**	111.8	**	0.0	17.2	-8.0	**	**	75.8
<b>UNDER CONSTRUCTION</b>									
March 2010	3,027	224	896	20	1,914	7,937	33	777	14,828
March 2009	2,613	237	570	32	2,457	16,565	8	1,073	23,555
% Change	15.8	-5.5	57.2	-37.5	-22.1	-52.1	**	-27.6	-37.0
<b>COMPLETIONS</b>									
March 2010	207	14	107	1	134	182	0	13	658
March 2009	262	26	32	1	190	535	1	113	1,160
% Change	-21.0	-46.2	**	0.0	-29.5	-66.0	-100.0	-88.5	-43.3
Year-to-date 2010	719	38	195	8	470	3,138	1	227	4,796
Year-to-date 2009	791	92	114	4	480	2,202	22	127	3,832
% Change	-9.1	-58.7	71.1	100.0	-2.1	42.5	-95.5	78.7	25.2
<b>COMPLETED &amp; NOT ABSORBED</b>									
March 2010	466	46	66	3	245	1,563	0	22	2,411
March 2009	1,147	176	146	22	396	407	2	49	2,345
% Change	-59.4	-73.9	-54.8	-86.4	-38.1	**	-100.0	-55.1	2.8
<b>ABSORBED</b>									
March 2010	256	20	122	1	112	290	0	14	815
March 2009	235	10	36	3	137	671	11	16	1,119
% Change	8.9	100.0	**	-66.7	-18.2	-56.8	-100.0	-12.5	-27.2
Year-to-date 2010	811	57	212	8	496	2,283	1	49	3,917
Year-to-date 2009	748	59	102	8	451	2,349	20	26	3,763
% Change	8.4	-3.4	107.8	0.0	10.0	-2.8	-95.0	88.5	4.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1a: Housing Activity Summary by Submarket**  
**March 2010**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Burnaby									
March 2010	25	10	0	0	0	153	0	0	188
March 2009	10	6	0	0	8	214	0	0	238
Delta									
March 2010	17	0	0	0	11	0	0	0	28
March 2009	14	2	0	0	0	0	0	0	16
Langley									
March 2010	13	0	4	0	28	0	1	0	46
March 2009	8	0	8	0	18	0	0	0	34
Maple Ridge / Pitt Meadows									
March 2010	34	0	0	0	20	0	0	0	54
March 2009	8	0	0	0	20	0	0	0	28
New Westminster									
March 2010	5	2	0	0	0	0	0	0	7
March 2009	3	0	0	0	0	0	0	0	3
North Vancouver									
March 2010	3	2	2	0	0	0	0	0	7
March 2009	2	0	0	0	0	0	0	0	2
Richmond									
March 2010	18	0	30	0	0	0	0	0	48
March 2009	8	0	8	0	19	37	0	0	72
Surrey									
March 2010	174	0	6	0	31	0	0	12	223
March 2009	53	0	4	0	12	0	0	5	74
Tri-Cities									
March 2010	4	2	16	0	6	0	0	0	28
March 2009	3	0	4	0	0	0	0	0	7
University Endowment Lands									
March 2010	0	0	0	0	0	62	0	0	62
March 2009	0	0	0	0	0	0	0	0	0
Vancouver City									
March 2010	65	4	30	0	14	20	14	0	147
March 2009	12	8	6	0	0	0	1	0	27
West Vancouver									
March 2010	5	0	0	0	0	0	0	0	5
March 2009	4	0	0	0	0	0	0	0	4
White Rock									
March 2010	0	0	8	0	0	21	0	0	29
March 2009	0	0	4	0	0	0	0	0	4
Vancouver CMA									
March 2010	368	20	96	0	110	256	15	14	879
March 2009	125	16	34	0	77	251	1	5	509

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**March 2010**

	Ownership						Rental		Total <sup>a</sup>
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Burnaby									
March 2010	142	70	0	0	73	1,157	5	0	1,447
March 2009	143	44	0	0	236	1,904	0	0	2,327
Delta									
March 2010	97	2	0	0	59	51	0	5	214
March 2009	109	4	0	0	116	0	0	10	239
Langley									
March 2010	146	4	134	0	174	62	1	0	521
March 2009	330	8	64	0	78	402	0	0	882
Maple Ridge / Pitt Meadows									
March 2010	192	0	0	0	133	165	1	2	493
March 2009	171	4	0	1	104	347	0	0	627
New Westminster									
March 2010	36	2	0	6	0	452	0	0	496
March 2009	20	2	0	0	0	814	0	0	836
North Vancouver									
March 2010	67	18	12	3	144	268	0	0	512
March 2009	87	16	24	1	63	722	0	32	945
Richmond									
March 2010	192	4	200	7	180	968	0	2	1,553
March 2009	147	6	162	6	293	1,375	0	6	1,995
Surrey									
March 2010	1,267	10	54	4	855	1,117	0	162	3,469
March 2009	885	22	26	24	992	3,484	0	209	5,642
Tri-Cities									
March 2010	146	12	151	0	146	181	0	50	686
March 2009	67	22	136	0	242	1,599	0	67	2,133
University Endowment Lands									
March 2010	8	0	0	0	2	199	0	134	343
March 2009	7	0	0	0	76	139	0	257	479
Vancouver City									
March 2010	531	90	303	0	148	3,279	26	420	4,797
March 2009	411	93	106	0	244	5,711	8	492	7,065
West Vancouver									
March 2010	124	12	0	0	0	8	0	0	144
March 2009	159	14	0	0	8	33	0	0	214
White Rock									
March 2010	18	0	40	0	0	30	0	0	88
March 2009	8	2	50	0	5	35	0	0	100
Vancouver CMA									
March 2010	3,027	224	896	20	1,914	7,937	33	777	14,828
March 2009	2,613	237	570	32	2,457	16,565	8	1,073	23,555

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.1: Housing Activity Summary by Submarket**  
**March 2010**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
March 2010	9	10	0	0	0	0	0	0	19
March 2009	26	18	0	0	23	81	0	0	148
Delta									
March 2010	5	0	0	0	10	0	0	0	15
March 2009	28	0	0	0	0	0	0	3	31
Langley									
March 2010	12	0	16	0	23	0	0	0	51
March 2009	22	0	6	0	5	0	1	0	34
Maple Ridge / Pitt Meadows									
March 2010	8	0	0	1	8	0	0	0	17
March 2009	24	0	0	0	0	0	0	0	24
New Westminster									
March 2010	5	0	0	0	0	0	0	0	5
March 2009	8	0	0	0	4	46	0	0	58
North Vancouver									
March 2010	9	0	2	0	0	0	0	0	11
March 2009	10	0	2	0	0	0	0	0	12
Richmond									
March 2010	13	0	40	0	11	0	0	0	64
March 2009	0	0	0	0	8	116	0	0	124
Surrey									
March 2010	101	0	0	0	34	137	0	13	285
March 2009	91	0	4	1	135	180	0	15	426
Tri-Cities									
March 2010	4	4	19	0	29	0	0	0	56
March 2009	9	4	18	0	12	0	0	0	43
University Endowment Lands									
March 2010	1	0	0	0	2	0	0	0	3
March 2009	0	0	0	0	0	0	0	0	0
Vancouver City									
March 2010	26	0	26	0	17	10	0	0	79
March 2009	26	4	0	0	3	112	0	95	240
West Vancouver									
March 2010	12	0	0	0	0	0	0	0	12
March 2009	15	0	0	0	0	0	0	0	15
White Rock									
March 2010	0	0	2	0	0	35	0	0	37
March 2009	0	0	2	0	0	0	0	0	2
Vancouver CMA									
March 2010	207	14	107	1	134	182	0	13	658
March 2009	262	26	32	1	190	535	1	113	1,160

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**March 2010**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Burnaby									
March 2010	38	7	0	0	7	47	0	0	99
March 2009	85	69	0	0	11	1	0	0	166
Delta									
March 2010	13	3	0	0	4	4	0	3	27
March 2009	39	4	0	0	6	8	0	3	60
Langley									
March 2010	19	2	8	2	20	55	0	0	106
March 2009	120	6	22	4	31	33	0	0	216
Maple Ridge / Pitt Meadows									
March 2010	34	0	0	1	14	32	0	0	81
March 2009	149	0	0	0	11	20	0	0	180
New Westminster									
March 2010	12	0	0	0	0	14	0	0	26
March 2009	13	4	0	0	1	6	0	0	24
North Vancouver									
March 2010	15	0	1	0	4	35	0	0	55
March 2009	40	7	0	0	9	14	0	0	70
Richmond									
March 2010	26	1	18	0	19	7	0	2	73
March 2009	69	2	34	3	39	21	0	1	169
Surrey									
March 2010	151	0	6	0	102	394	0	17	670
March 2009	357	0	8	13	235	141	2	33	789
Tri-Cities									
March 2010	9	5	13	0	21	138	0	0	186
March 2009	28	15	55	2	23	56	0	0	179
University Endowment Lands									
March 2010	0	0	0	0	7	16	0	0	23
March 2009	1	0	0	0	3	1	0	8	13
Vancouver City									
March 2010	100	28	10	0	42	773	0	0	953
March 2009	190	67	9	0	24	65	0	4	359
West Vancouver									
March 2010	38	0	0	0	3	23	0	0	64
March 2009	46	2	0	0	3	4	0	0	55
White Rock									
March 2010	4	0	10	0	2	25	0	0	41
March 2009	2	0	18	0	0	37	0	0	57
Vancouver CMA									
March 2010	466	46	66	3	245	1,563	0	22	2,411
March 2009	1,147	176	146	22	396	407	2	49	2,345

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



**Table 1.1: Housing Activity Summary by Submarket**  
**March 2010**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
March 2010	12	8	0	0	4	4	0	0	28
March 2009	6	5	0	0	19	81	0	0	111
Delta									
March 2010	7	0	0	0	6	0	0	1	14
March 2009	12	0	0	0	0	0	0	0	12
Langley									
March 2010	20	0	16	0	17	3	0	0	56
March 2009	22	0	14	0	1	2	1	0	40
Maple Ridge / Pitt Meadows									
March 2010	12	2	0	0	2	20	0	0	36
March 2009	20	0	0	0	1	0	0	0	21
New Westminster									
March 2010	2	0	0	0	0	1	0	0	3
March 2009	7	0	0	0	3	40	0	0	50
North Vancouver									
March 2010	8	0	1	0	1	0	0	0	10
March 2009	8	0	2	0	0	0	0	0	10
Richmond									
March 2010	25	0	48	1	6	8	0	0	88
March 2009	0	0	0	0	9	110	0	0	119
Surrey									
March 2010	109	0	0	0	41	177	0	13	340
March 2009	109	0	4	2	90	191	10	8	414
Tri-Cities									
March 2010	5	1	26	0	17	12	0	0	61
March 2009	11	2	14	1	13	143	0	0	184
University Endowment Lands									
March 2010	1	0	0	0	3	12	0	0	16
March 2009	0	0	0	0	0	0	0	0	0
Vancouver City									
March 2010	38	9	27	0	15	26	0	0	115
March 2009	28	3	0	0	1	104	0	8	144
West Vancouver									
March 2010	14	0	0	0	0	0	0	0	14
March 2009	9	0	0	0	0	0	0	0	9
White Rock									
March 2010	0	0	2	0	0	27	0	0	29
March 2009	0	0	2	0	0	0	0	0	2
Vancouver CMA									
March 2010	256	20	122	1	112	290	0	14	815
March 2009	235	10	36	3	137	671	11	16	1,119

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



**Table 1.2: History of Housing Starts of Vancouver CMA**  
**2000 - 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862
% Change	10.2	27.4	25.3	**	-11.1	28.0	**	125.3	32.4
2000	3,086	358	158	35	1,234	2,152	20	1,125	8,203

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**March 2010**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	% Change
Anmore	5	0	0	0	0	0	0	0	5	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	0	0	0	0	0	2	0	2	0	n/a
Burnaby - Mountain	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - North	7	2	0	0	0	0	0	0	7	2	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	5	0	0	2	0	0	0	0	5	2	150.0
Burnaby - Central Park	2	1	2	2	0	0	0	0	4	3	33.3
Burnaby - Remainder	11	5	8	2	0	8	153	214	172	229	-24.9
Burnaby Total	25	10	10	6	0	8	153	214	188	238	-21.0
Coquitlam	4	3	2	0	0	0	16	4	22	7	**
Delta - Tsawwassen	0	1	0	2	0	0	0	0	0	3	-100.0
Delta - Ladner	0	2	0	0	0	0	0	0	0	2	-100.0
Delta - North	17	11	0	0	11	0	0	0	28	11	154.5
Delta	17	14	0	2	11	0	0	0	28	16	75.0
Langley City	0	0	0	0	0	18	0	0	0	18	-100.0
Langley District	14	8	0	0	28	0	4	8	46	16	187.5
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	34	8	0	0	20	0	0	0	54	8	**
New Westminster	5	3	2	0	0	0	0	0	7	3	133.3
North Vancouver City	0	0	2	0	0	0	2	0	4	0	n/a
North Vancouver DM	3	2	0	0	0	0	0	0	3	2	50.0
Pitt Meadows	0	0	0	12	0	8	0	0	0	20	-100.0
Port Coquitlam	0	0	0	0	0	0	0	0	0	0	n/a
Port Moody	0	0	0	0	6	0	0	0	6	0	n/a
Richmond	18	8	0	4	0	15	30	45	48	72	-33.3
Surrey - South	36	10	0	2	14	0	1	2	51	14	**
Surrey - Cloverdale	45	12	0	0	0	6	14	7	59	25	136.0
Surrey - North	87	26	0	0	17	4	3	0	107	30	**
Surrey - Guildford	1	1	0	0	0	0	0	0	1	1	0.0
Surrey - Whalley	5	4	0	0	0	0	0	0	5	4	25.0
Surrey Total	174	53	0	2	31	10	18	9	223	74	**
University Endowment Lands	0	0	0	0	0	0	62	0	62	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	0	0	5	0	0	0	5	0	n/a
Vancouver - False Creek	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	5	0	0	0	0	0	2	0	7	0	n/a
Vancouver - Marpole	4	0	2	2	0	0	0	0	6	2	200.0
Vancouver - Eastside	46	5	0	0	9	0	20	6	75	11	**
Vancouver - Mt. Pleasant	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	24	8	2	2	0	0	28	0	54	10	**
Vancouver Total	79	13	4	8	14	0	50	6	147	27	**
West Vancouver	5	4	0	0	0	0	0	0	5	4	25.0
White Rock	0	0	0	0	0	0	29	4	29	4	**
<b>Vancouver CMA</b>	<b>383</b>	<b>126</b>	<b>20</b>	<b>34</b>	<b>110</b>	<b>59</b>	<b>366</b>	<b>290</b>	<b>879</b>	<b>509</b>	<b>72.7</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - March 2010**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Anmore	9	1	0	0	0	0	0	0	9	1	n/a
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	1	0	0	0	0	0	4	0	5	0	n/a
Burnaby - Mountain	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - North	14	4	0	0	0	32	0	9	14	45	-68.9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	14	3	6	2	0	0	0	0	20	5	n/a
Burnaby - Central Park	5	2	8	2	0	0	0	130	13	134	-90.3
Burnaby - Remainder	28	14	22	6	5	20	153	214	208	254	-18.1
Burnaby Total	61	25	36	10	5	52	153	353	255	440	-42.0
Coquitlam	54	9	6	2	28	18	173	8	261	37	n/a
Delta - Tsawwassen	6	1	0	2	0	0	0	0	6	3	100.0
Delta - Ladner	12	5	2	0	0	0	0	2	14	7	100.0
Delta - North	24	23	0	0	23	48	0	0	47	71	-33.8
Delta	42	29	2	2	23	48	0	2	67	81	-17.3
Langley City	0	1	0	0	0	18	0	0	0	19	-100.0
Langley District	43	20	0	0	79	0	58	146	180	166	8.4
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	83	21	0	0	31	23	21	0	135	44	n/a
New Westminster	17	6	2	0	0	0	0	0	19	6	n/a
North Vancouver City	0	0	6	0	0	0	2	2	8	2	n/a
North Vancouver DM	7	7	2	16	20	0	0	0	29	23	26.1
Pitt Meadows	5	0	0	12	0	8	0	0	5	20	-75.0
Port Coquitlam	0	0	0	0	7	0	2	0	9	0	n/a
Port Moody	3	1	0	0	6	0	0	0	9	1	n/a
Richmond	59	20	10	4	22	32	189	55	280	111	152.3
Surrey - South	120	15	2	2	35	63	7	2	164	82	100.0
Surrey - Cloverdale	178	31	0	0	15	16	61	15	254	62	n/a
Surrey - North	199	45	0	0	98	4	85	1	382	50	n/a
Surrey - Guildford	2	1	0	0	0	0	0	0	2	1	100.0
Surrey - Whalley	15	11	0	0	0	16	0	0	15	27	-44.4
Surrey Total	514	103	2	2	148	99	153	18	817	222	n/a
University Endowment Lands	1	1	0	0	0	0	62	46	63	47	34.0
Vancouver - West End	0	0	0	0	0	0	0	225	0	225	-100.0
Vancouver - Downtown	0	0	0	0	0	0	430	156	430	156	175.6
Vancouver - Kitsilano	2	0	4	0	5	0	0	47	11	47	-76.6
Vancouver - False Creek	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Granville/Oak	1	2	0	0	0	0	2	0	3	2	50.0
Vancouver - Kerrisdale	13	1	0	0	0	0	4	33	17	34	-50.0
Vancouver - Marpole	11	1	2	2	0	0	2	0	15	3	n/a
Vancouver - Eastside	69	15	10	10	15	0	212	16	306	41	n/a
Vancouver - Mt. Pleasant	0	0	2	4	0	12	0	0	2	16	-87.5
Vancouver - Strath/Grand	0	0	0	0	0	0	128	0	128	0	n/a
Vancouver - Westside	48	13	2	2	0	0	34	0	84	15	n/a
Vancouver Total	144	32	20	20	20	12	812	477	996	541	84.1
West Vancouver	19	8	0	0	0	0	0	0	19	8	137.5
White Rock	1	0	0	0	0	0	31	49	32	49	-34.7
<b>Vancouver CMA</b>	<b>1,063</b>	<b>285</b>	<b>86</b>	<b>68</b>	<b>389</b>	<b>310</b>	<b>1,660</b>	<b>1,156</b>	<b>3,198</b>	<b>1,819</b>	<b>75.8</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**March 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	8	0	0	153	214	0	0
Burnaby Total	0	8	0	0	153	214	0	0
Coquitlam	0	0	0	0	16	4	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	11	0	0	0	0	0	0	0
Delta	11	0	0	0	0	0	0	0
Langley City	0	18	0	0	0	0	0	0
Langley District	28	0	0	0	4	8	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	20	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	2	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	8	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	6	0	0	0	0	0	0	0
Richmond	0	15	0	0	30	45	0	0
Surrey - South	14	0	0	0	0	0	1	2
Surrey - Cloverdale	0	6	0	0	6	4	8	3
Surrey - North	17	4	0	0	0	0	3	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	0	0
Surrey Total	31	10	0	0	6	4	12	5
University Endowment Lands	0	0	0	0	62	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	5	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	2	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	9	0	0	0	20	6	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	28	0	0	0
Vancouver Total	14	0	0	0	50	6	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	29	4	0	0
<b>Vancouver CMA</b>	<b>110</b>	<b>59</b>	<b>0</b>	<b>0</b>	<b>352</b>	<b>285</b>	<b>14</b>	<b>5</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - March 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	32	0	0	0	9	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	130	0	0
Burnaby - Remainder	5	20	0	0	153	214	0	0
Burnaby Total	5	52	0	0	153	353	0	0
Coquitlam	28	18	0	0	123	8	50	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	2
Delta - North	23	48	0	0	0	0	0	0
Delta	23	48	0	0	0	0	0	2
Langley City	0	18	0	0	0	0	0	0
Langley District	79	0	0	0	58	146	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	31	23	0	0	21	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	2	2	0	0
North Vancouver DM	20	0	0	0	0	0	0	0
Pitt Meadows	0	8	0	0	0	0	0	0
Port Coquitlam	7	0	0	0	2	0	0	0
Port Moody	6	0	0	0	0	0	0	0
Richmond	22	32	0	0	189	55	0	0
Surrey - South	35	63	0	0	0	0	7	2
Surrey - Cloverdale	15	16	0	0	18	6	43	9
Surrey - North	98	4	0	0	68	0	17	1
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	16	0	0	0	0	0	0
Surrey Total	148	99	0	0	86	6	67	12
University Endowment Lands	0	0	0	0	62	0	0	46
Vancouver - West End	0	0	0	0	0	225	0	0
Vancouver - Downtown	0	0	0	0	226	156	204	0
Vancouver - Kitsilano	5	0	0	0	0	47	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	2	0	0	0
Vancouver - Kerrisdale	0	0	0	0	4	33	0	0
Vancouver - Marpole	0	0	0	0	2	0	0	0
Vancouver - Eastside	15	0	0	0	184	16	28	0
Vancouver - Mt. Pleasant	0	12	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	128	0	0	0
Vancouver - Westside	0	0	0	0	34	0	0	0
Vancouver Total	20	12	0	0	580	477	232	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	31	49	0	0
<b>Vancouver CMA</b>	<b>389</b>	<b>310</b>	<b>0</b>	<b>0</b>	<b>1,309</b>	<b>1,096</b>	<b>351</b>	<b>60</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**March 2010**

Submarket	Freehold		Condominium		Rental		Total*	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Anmore	5	0	0	0	0	0	5	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	2	0
Burnaby - Mountain	0	2	0	0	0	0	0	2
Burnaby - North	7	2	0	0	0	0	7	2
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	5	2	0	0	0	0	5	2
Burnaby - Central Park	4	3	0	0	0	0	4	3
Burnaby - Remainder	19	7	153	222	0	0	172	229
Burnaby Total	35	16	153	222	0	0	188	238
Coquitlam	22	7	0	0	0	0	22	7
Delta - Tsawwassen	0	3	0	0	0	0	0	3
Delta - Ladner	0	2	0	0	0	0	0	2
Delta - North	17	11	11	0	0	0	28	11
Delta	17	16	11	0	0	0	28	16
Langley City	0	0	0	18	0	0	0	18
Langley District	17	16	28	0	1	0	46	16
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	34	8	20	0	0	0	54	8
New Westminster	7	3	0	0	0	0	7	3
North Vancouver City	4	0	0	0	0	0	4	0
North Vancouver DM	3	2	0	0	0	0	3	2
Pitt Meadows	0	0	0	20	0	0	0	20
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	0	6	0	0	0	6	0
Richmond	48	16	0	56	0	0	48	72
Surrey - South	36	10	14	2	1	2	51	14
Surrey - Cloverdale	51	16	0	6	8	3	59	25
Surrey - North	87	26	17	4	3	0	107	30
Surrey - Guildford	1	1	0	0	0	0	1	1
Surrey - Whalley	5	4	0	0	0	0	5	4
Surrey Total	180	57	31	12	12	5	223	74
University Endowment Lands	0	0	62	0	0	0	62	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	5	0	0	0	5	0
Vancouver - False Creek	0	2	0	0	0	0	0	2
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	7	0	0	0	0	0	7	0
Vancouver - Marpole	5	2	0	0	1	0	6	2
Vancouver - Eastside	59	10	9	0	7	1	75	11
Vancouver - Mt. Pleasant	0	2	0	0	0	0	0	2
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	28	10	20	0	6	0	54	10
Vancouver Total	99	26	34	0	14	1	147	27
West Vancouver	5	4	0	0	0	0	5	4
White Rock	8	4	21	0	0	0	29	4
<b>Vancouver CMA</b>	<b>484</b>	<b>175</b>	<b>366</b>	<b>328</b>	<b>29</b>	<b>6</b>	<b>879</b>	<b>509</b>

Source: CMHC (Starts and Completions Survey)



**Table 2.5: Starts by Submarket and by Intended Market**  
**January - March 2010**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	9	1	0	0	0	0	9	1
Belcarra	0	1	0	0	0	0	0	1
Bowen Island	3	0	0	0	2	0	5	0
Burnaby - Mountain	0	2	0	0	0	0	0	2
Burnaby - North	14	4	0	41	0	0	14	45
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	20	5	0	0	0	0	20	5
Burnaby - Central Park	13	4	0	130	0	0	13	134
Burnaby - Remainder	50	20	158	234	0	0	208	254
Burnaby Total	97	35	158	405	0	0	255	440
Coquitlam	108	19	103	18	50	0	261	37
Delta - Tsawwassen	6	3	0	0	0	0	6	3
Delta - Ladner	14	5	0	0	0	2	14	7
Delta - North	24	23	23	48	0	0	47	71
Delta	44	31	23	48	0	2	67	81
Langley City	0	1	0	18	0	0	0	19
Langley District	100	38	79	126	1	2	180	166
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	82	21	52	23	1	0	135	44
New Westminster	19	6	0	0	0	0	19	6
North Vancouver City	8	2	0	0	0	0	8	2
North Vancouver DM	7	6	22	17	0	0	29	23
Pitt Meadows	5	0	0	20	0	0	5	20
Port Coquitlam	2	0	7	0	0	0	9	0
Port Moody	3	1	6	0	0	0	9	1
Richmond	122	38	158	73	0	0	280	111
Surrey - South	120	15	37	65	7	2	164	82
Surrey - Cloverdale	196	37	15	16	43	9	254	62
Surrey - North	199	45	166	4	17	1	382	50
Surrey - Guildford	2	1	0	0	0	0	2	1
Surrey - Whalley	15	11	0	16	0	0	15	27
Surrey Total	532	109	218	101	67	12	817	222
University Endowment Lands	1	1	62	0	0	46	63	47
Vancouver - West End	0	0	0	225	0	0	0	225
Vancouver - Downtown	0	0	226	156	204	0	430	156
Vancouver - Kitsilano	6	0	5	47	0	0	11	47
Vancouver - False Creek	0	2	0	0	0	0	0	2
Vancouver - Granville/Oak	3	2	0	0	0	0	3	2
Vancouver - Kerrisdale	16	1	0	33	1	0	17	34
Vancouver - Marpole	12	3	0	0	3	0	15	3
Vancouver - Eastside	93	39	175	0	38	2	306	41
Vancouver - Mt. Pleasant	2	4	0	12	0	0	2	16
Vancouver - Strath/Grand	128	0	0	0	0	0	128	0
Vancouver - Westside	56	15	20	0	8	0	84	15
Vancouver Total	316	66	426	473	254	2	996	541
West Vancouver	19	8	0	0	0	0	19	8
White Rock	11	14	21	35	0	0	32	49
<b>Vancouver CMA</b>	<b>1,488</b>	<b>398</b>	<b>1,335</b>	<b>1,357</b>	<b>375</b>	<b>64</b>	<b>3,198</b>	<b>1,819</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**March 2010**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	% Change
Anmore	1	0	0	0	0	0	0	0	1	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	0	0	0	0	0	2	0	3	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	2	4	2	0	0	0	0	0	4	4	0.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	5	0	2	0	0	0	0	0	7	0	n/a
Burnaby - Central Park	0	4	4	4	0	0	0	0	4	8	-50.0
Burnaby - Remainder	2	18	2	14	0	23	0	81	4	136	-97.1
Burnaby Total	9	26	10	18	0	23	0	81	19	148	-87.2
Coquitlam	3	5	4	4	32	12	16	18	55	39	41.0
Delta - Tsawwassen	0	4	0	0	0	0	0	0	0	4	-100.0
Delta - Ladner	0	9	0	0	0	0	0	3	0	12	-100.0
Delta - North	5	15	0	0	10	0	0	0	15	15	0.0
Delta	5	28	0	0	10	0	0	3	15	31	-51.6
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	12	23	0	0	23	5	16	6	51	34	50.0
Lion's Bay	0	3	0	0	0	0	0	0	0	3	-100.0
Maple Ridge	9	22	8	0	0	0	0	0	17	22	-22.7
New Westminster	5	8	0	0	0	4	0	46	5	58	-91.4
North Vancouver City	2	1	0	0	0	0	2	2	4	3	33.3
North Vancouver DM	7	9	0	0	0	0	0	0	7	9	-22.2
Pitt Meadows	0	2	0	0	0	0	0	0	0	2	-100.0
Port Coquitlam	0	0	0	0	0	0	0	0	0	0	n/a
Port Moody	1	4	0	0	0	0	0	0	1	4	-75.0
Richmond	13	0	0	4	11	4	40	116	64	124	-48.4
Surrey - South	19	17	4	8	0	15	0	180	23	220	-89.5
Surrey - Cloverdale	31	31	0	0	18	43	30	17	79	91	-13.2
Surrey - North	39	36	6	0	6	31	4	2	55	69	-20.3
Surrey - Guildford	1	0	0	0	0	0	0	0	1	0	n/a
Surrey - Whalley	11	8	0	0	0	38	116	0	127	46	176.1
Surrey Total	101	92	10	8	24	127	150	199	285	426	-33.1
University Endowment Lands	1	0	2	0	0	0	0	0	3	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	199	0	199	-100.0
Vancouver - Kitsilano	0	2	0	0	0	0	0	0	0	2	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	0	4	0	0	0	0	0	4	-100.0
Vancouver - Kerrisdale	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - Marpole	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Eastside	25	9	0	0	0	0	36	8	61	17	sup
Vancouver - Mt. Pleasant	0	0	0	0	4	0	0	0	4	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	0	13	0	0	13	3	0	0	13	16	-18.8
Vancouver Total	26	26	0	4	17	3	36	207	79	240	-67.1
West Vancouver	12	15	0	0	0	0	0	0	12	15	-20.0
White Rock	0	0	0	0	0	0	37	2	37	2	sup
<b>Vancouver CMA</b>	<b>208</b>	<b>264</b>	<b>34</b>	<b>38</b>	<b>117</b>	<b>178</b>	<b>299</b>	<b>680</b>	<b>658</b>	<b>1,160</b>	<b>-43.3</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - March 2010**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	%
	2010	2009	2010	2009	2010	2009	2010	2009	2010	2009	Change
Anmore	4	6	0	0	0	0	0	0	4	6	-33.3
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	5	6	0	0	0	0	2	0	7	6	16.7
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	7	9	2	0	15	0	91	0	115	9	n/a
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	6	1	2	2	0	4	0	0	8	7	14.3
Burnaby - Central Park	3	5	8	4	0	0	0	0	11	9	22.2
Burnaby - Remainder	20	22	8	24	0	23	0	81	28	150	-81.3
Burnaby Total	36	38	20	30	15	27	91	81	162	176	-8.0
Coquitlam	39	29	4	8	32	49	547	89	622	175	n/a
Delta - Tsawwassen	2	7	0	0	0	0	0	0	2	7	-71.4
Delta - Ladner	3	18	0	0	0	0	0	4	3	22	-86.4
Delta - North	22	23	0	0	10	32	1	0	33	55	-40.0
Delta	27	48	0	0	10	32	1	4	38	84	-54.8
Langley City	0	0	0	0	0	0	0	101	0	101	-100.0
Langley District	41	57	2	16	46	9	158	72	247	154	60.4
Lion's Bay	0	3	0	0	0	0	0	0	0	3	-100.0
Maple Ridge	59	80	18	0	6	0	0	0	83	80	3.8
New Westminster	18	12	0	2	0	4	240	210	258	228	13.2
North Vancouver City	3	7	6	2	20	0	289	2	318	11	n/a
North Vancouver DM	12	17	0	0	0	0	24	0	36	17	111.8
Pitt Meadows	3	8	0	0	0	0	0	70	3	78	-96.2
Port Coquitlam	3	3	0	2	30	11	80	23	113	39	189.7
Port Moody	1	10	0	0	0	0	0	230	1	240	-99.6
Richmond	23	54	2	8	105	11	107	405	237	478	-50.4
Surrey - South	77	43	18	20	46	38	271	180	412	281	46.6
Surrey - Cloverdale	118	79	0	0	35	51	92	30	245	160	53.1
Surrey - North	140	117	8	4	18	36	8	4	174	161	8.1
Surrey - Guildford	1	0	0	0	0	0	64	0	65	0	n/a
Surrey - Whalley	30	18	0	0	10	156	116	0	156	174	-10.3
Surrey Total	366	257	26	24	109	281	551	214	1,052	776	35.6
University Endowment Lands	2	1	2	4	0	0	0	0	4	5	-20.0
Vancouver - West End	0	0	0	0	0	0	319	0	319	0	n/a
Vancouver - Downtown	0	0	0	0	4	0	110	465	114	465	-75.5
Vancouver - Kitsilano	0	4	0	0	0	0	62	45	62	49	26.5
Vancouver - False Creek	0	0	0	0	7	0	860	0	867	0	n/a
Vancouver - Granville/Oak	0	0	0	10	0	6	21	124	21	140	-85.0
Vancouver - Kerrisdale	2	7	0	0	0	7	0	49	2	63	-96.8
Vancouver - Marpole	2	10	0	8	0	0	2	0	4	18	-77.8
Vancouver - Eastside	47	81	2	12	6	0	42	20	97	113	-14.2
Vancouver - Mt. Pleasant	1	0	2	10	18	0	0	96	21	106	-80.2
Vancouver - Strath/Grand	0	3	0	2	0	0	0	43	0	48	-100.0
Vancouver - Westside	6	30	0	0	19	16	0	90	25	136	-81.6
Vancouver Total	58	135	4	42	54	29	1,416	932	1,532	1,138	34.6
West Vancouver	25	25	0	0	0	0	0	0	25	25	0.0
White Rock	2	1	0	0	0	0	51	10	53	11	n/a
<b>Vancouver CMA</b>	<b>728</b>	<b>798</b>	<b>84</b>	<b>138</b>	<b>427</b>	<b>453</b>	<b>3,557</b>	<b>2,443</b>	<b>4,796</b>	<b>3,832</b>	<b>25.2</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**  
**March 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	23	0	0	0	81	0	0
Burnaby Total	0	23	0	0	0	81	0	0
Coquitlam	32	12	0	0	16	18	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	3
Delta - North	10	0	0	0	0	0	0	0
Delta	10	0	0	0	0	0	0	3
Langley City	0	0	0	0	0	0	0	0
Langley District	23	5	0	0	16	6	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	4	0	0	0	46	0	0
North Vancouver City	0	0	0	0	2	2	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	11	4	0	0	40	116	0	0
Surrey - South	0	15	0	0	0	180	0	0
Surrey - Cloverdale	18	43	0	0	21	4	9	13
Surrey - North	6	31	0	0	0	0	4	2
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	38	0	0	116	0	0	0
Surrey Total	24	127	0	0	137	184	13	15
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	112	0	87
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	36	0	0	8
Vancouver - Mt. Pleasant	4	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	13	3	0	0	0	0	0	0
Vancouver Total	17	3	0	0	36	112	0	95
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	37	2	0	0
<b>Vancouver CMA</b>	<b>117</b>	<b>178</b>	<b>0</b>	<b>0</b>	<b>286</b>	<b>567</b>	<b>13</b>	<b>113</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - March 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	15	0	0	0	91	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	4	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	23	0	0	0	81	0	0
Burnaby Total	15	27	0	0	91	81	0	0
Coquitlam	32	49	0	0	547	89	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	4
Delta - North	10	32	0	0	0	0	1	0
Delta	10	32	0	0	0	0	1	4
Langley City	0	0	0	0	0	101	0	0
Langley District	46	9	0	0	158	72	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	6	0	0	0	0	0	0	0
New Westminster	0	4	0	0	240	210	0	0
North Vancouver City	20	0	0	0	289	2	0	0
North Vancouver DM	0	0	0	0	24	0	0	0
Pitt Meadows	0	0	0	0	0	70	0	0
Port Coquitlam	30	11	0	0	80	23	0	0
Port Moody	0	0	0	0	0	230	0	0
Richmond	105	8	0	3	107	405	0	0
Surrey - South	46	38	0	0	269	180	2	0
Surrey - Cloverdale	35	51	0	0	58	6	34	24
Surrey - North	18	36	0	0	0	0	8	4
Surrey - Guildford	0	0	0	0	64	0	0	0
Surrey - Whalley	10	140	0	16	116	0	0	0
Surrey Total	109	265	0	16	507	186	44	28
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	319	0	0	0
Vancouver - Downtown	4	0	0	0	110	378	0	87
Vancouver - Kitsilano	0	0	0	0	62	45	0	0
Vancouver - False Creek	7	0	0	0	678	0	182	0
Vancouver - Granville/Oak	0	6	0	0	21	124	0	0
Vancouver - Kerrisdale	0	7	0	0	0	49	0	0
Vancouver - Marpole	0	0	0	0	2	0	0	0
Vancouver - Eastside	6	0	0	0	42	12	0	8
Vancouver - Mt. Pleasant	18	0	0	0	0	96	0	0
Vancouver - Strath/Grand	0	0	0	0	0	43	0	0
Vancouver - Westside	19	16	0	0	0	90	0	0
Vancouver Total	54	29	0	0	1,234	837	182	95
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	51	10	0	0
<b>Vancouver CMA</b>	<b>427</b>	<b>434</b>	<b>0</b>	<b>19</b>	<b>3,330</b>	<b>2,316</b>	<b>227</b>	<b>127</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**March 2010**

Submarket	Freehold		Condominium		Rental		Total*	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Anmore	1	0	0	0	0	0	1	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	3	0	0	0	0	0	3	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	4	4	0	0	0	0	4	4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	7	0	0	0	0	0	7	0
Burnaby - Central Park	4	8	0	0	0	0	4	8
Burnaby - Remainder	4	32	0	104	0	0	4	136
Burnaby Total	19	44	0	104	0	0	19	148
Coquitlam	26	27	29	12	0	0	55	39
Delta - Tsawwassen	0	4	0	0	0	0	0	4
Delta - Ladner	0	9	0	0	0	3	0	12
Delta - North	5	15	10	0	0	0	15	15
Delta	5	28	10	0	0	3	15	31
Langley City	0	0	0	0	0	0	0	0
Langley District	28	28	23	5	0	1	51	34
Lion's Bay	0	3	0	0	0	0	0	3
Maple Ridge	8	22	9	0	0	0	17	22
New Westminster	5	8	0	50	0	0	5	58
North Vancouver City	4	3	0	0	0	0	4	3
North Vancouver DM	7	9	0	0	0	0	7	9
Pitt Meadows	0	2	0	0	0	0	0	2
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	1	4	0	0	0	0	1	4
Richmond	53	0	11	124	0	0	64	124
Surrey - South	19	16	4	204	0	0	23	220
Surrey - Cloverdale	31	35	39	43	9	13	79	91
Surrey - North	39	36	12	31	4	2	55	69
Surrey - Guildford	1	0	0	0	0	0	1	0
Surrey - Whalley	11	8	116	38	0	0	127	46
Surrey Total	101	95	171	316	13	15	285	426
University Endowment Lands	1	0	2	0	0	0	3	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	112	0	87	0	199
Vancouver - Kitsilano	0	2	0	0	0	0	0	2
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	4	0	0	0	0	0	4
Vancouver - Kerrisdale	1	1	0	0	0	0	1	1
Vancouver - Marpole	0	1	0	0	0	0	0	1
Vancouver - Eastside	51	9	10	0	0	8	61	17
Vancouver - Mt. Pleasant	0	0	4	0	0	0	4	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	13	13	3	0	0	13	16
Vancouver Total	52	30	27	115	0	95	79	240
West Vancouver	12	15	0	0	0	0	12	15
White Rock	2	2	35	0	0	0	37	2
<b>Vancouver CMA</b>	<b>328</b>	<b>320</b>	<b>317</b>	<b>726</b>	<b>13</b>	<b>114</b>	<b>658</b>	<b>1,160</b>

Source: CMHC (Starts and Completions Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**March 2010**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Belcarra													
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Bowen Island													
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	--	--
Year-to-date 2009	0	0.0	1	12.5	0	0.0	0	0.0	7	87.5	8	--	--
Burnaby													
March 2010	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	988,000	1,038,417
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	5	10.2	44	89.8	49	900,000	976,731
Year-to-date 2009	0	0.0	0	0.0	0	0.0	2	8.7	21	91.3	23	889,900	922,780
Coquitlam													
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2010	0	0.0	0	0.0	7	17.1	17	41.5	17	41.5	41	659,900	751,007
Year-to-date 2009	0	0.0	0	0.0	0	0.0	17	54.8	14	45.2	31	734,895	848,842
Delta													
March 2010	0	0.0	0	0.0	3	42.9	3	42.9	1	14.3	7	--	--
March 2009	0	0.0	0	0.0	4	33.3	6	50.0	2	16.7	12	632,398	763,281
Year-to-date 2010	0	0.0	1	3.2	5	16.1	13	41.9	12	38.7	31	700,000	746,915
Year-to-date 2009	0	0.0	0	0.0	5	17.2	16	55.2	8	27.6	29	629,895	731,051
Langley City													
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Langley District													
March 2010	0	0.0	0	0.0	8	40.0	6	30.0	6	30.0	20	624,500	825,130
March 2009	0	0.0	0	0.0	9	40.9	12	54.5	1	4.5	22	628,450	648,717
Year-to-date 2010	0	0.0	0	0.0	19	40.4	15	31.9	13	27.7	47	649,000	772,324
Year-to-date 2009	1	1.4	4	5.4	23	31.1	34	45.9	12	16.2	74	623,450	673,150

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**March 2010**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Maple Ridge													
March 2010	0	0.0	4	36.4	5	45.5	2	18.2	0	0.0	11	540,000	542,791
March 2009	0	0.0	4	25.0	7	43.8	5	31.3	0	0.0	16	566,950	571,606
Year-to-date 2010	0	0.0	20	25.6	43	55.1	13	16.7	2	2.6	78	559,950	558,647
Year-to-date 2009	0	0.0	14	24.6	27	47.4	16	28.1	0	0.0	57	565,000	569,849
New Westminster													
March 2010	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
March 2009	0	0.0	0	0.0	0	0.0	6	85.7	1	14.3	7	--	--
Year-to-date 2010	0	0.0	0	0.0	6	46.2	7	53.8	0	0.0	13	625,000	604,346
Year-to-date 2009	0	0.0	0	0.0	0	0.0	6	75.0	2	25.0	8	--	--
North Vancouver City													
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
North Vancouver DM													
March 2010	1	16.7	0	0.0	0	0.0	1	16.7	4	66.7	6	--	--
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2010	1	10.0	0	0.0	0	0.0	1	10.0	8	80.0	10	1,566,950	1,396,590
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	1,569,000	1,587,691
Pitt Meadows													
March 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
March 2009	0	0.0	1	25.0	2	50.0	1	25.0	0	0.0	4	--	--
Year-to-date 2010	0	0.0	1	20.0	1	20.0	3	60.0	0	0.0	5	--	--
Year-to-date 2009	0	0.0	2	25.0	5	62.5	1	12.5	0	0.0	8	--	--
Port Coquitlam													
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Port Moody													
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
March 2009	0	0.0	1	16.7	0	0.0	0	0.0	5	83.3	6	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	0	0.0	2	15.4	0	0.0	0	0.0	11	84.6	13	800,000	863,923
Richmond													
March 2010	0	0.0	0	0.0	1	3.8	6	23.1	19	73.1	26	1,000,000	1,130,954
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	1	2.8	8	22.2	27	75.0	36	1,000,000	1,115,661
Year-to-date 2009	0	0.0	0	0.0	0	0.0	10	21.7	36	78.3	46	1,000,000	1,054,105

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**March 2010**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
<b>Surrey</b>													
March 2010	0	0.0	10	9.2	52	47.7	30	27.5	17	15.6	109	599,000	631,549
March 2009	0	0.0	5	4.5	37	33.3	36	32.4	33	29.7	111	669,000	715,977
Year-to-date 2010	0	0.0	25	6.7	178	47.6	110	29.4	61	16.3	374	599,000	640,226
Year-to-date 2009	1	0.3	8	2.8	98	33.8	89	30.7	94	32.4	290	669,000	729,185
<b>University Endowment Lands</b>													
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
<b>Vancouver City</b>													
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	38	100.0	38	900,000	1,243,184
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	28	100.0	28	1,629,500	1,563,964
Year-to-date 2010	0	0.0	0	0.0	0	0.0	4	4.7	82	95.3	86	994,000	1,538,301
Year-to-date 2009	0	0.0	0	0.0	2	1.6	8	6.3	117	92.1	127	900,000	1,227,638
<b>West Vancouver</b>													
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	2,940,000	2,777,387
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	2,194,700	2,547,979
<b>White Rock</b>													
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
<b>Vancouver CMA</b>													
March 2010	1	0.4	15	6.0	69	27.5	51	20.3	115	45.8	251	700,000	913,877
March 2009	0	0.0	11	4.6	59	24.8	67	28.2	101	42.4	238	699,000	929,898
Year-to-date 2010	1	0.1	47	5.8	261	32.3	199	24.6	300	37.1	808	659,000	854,833
Year-to-date 2009	2	0.3	31	4.1	160	21.2	203	26.9	360	47.6	756	729,000	885,111

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units**  
**March 2010**

Submarket	March 2010	March 2009	% Change	YTD 2010	YTD 2009	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby Total	1,038,417	--	n/a	976,731	922,780	5.8
Coquitlam	--	--	n/a	751,007	848,842	-11.5
Delta	--	763,281	n/a	746,915	731,051	2.2
Langley City	--	--	n/a	--	--	n/a
Langley District	825,130	648,717	27.2	772,324	673,150	14.7
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	542,791	571,606	-5.0	558,647	569,849	-2.0
New Westminster	--	--	n/a	604,346	--	n/a
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	1,396,590	1,587,691	-12.0
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	863,923	n/a
Richmond	1,130,954	--	n/a	1,115,661	1,054,105	5.8
Surrey Total	631,549	715,977	-11.8	640,226	729,185	-12.2
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,243,184	1,563,964	-20.5	1,538,301	1,227,638	25.3
West Vancouver	--	--	n/a	2,777,387	2,547,979	9.0
White Rock	--	--	n/a	--	--	n/a
<b>Vancouver CMA</b>	<b>913,877</b>	<b>929,898</b>	<b>-1.7</b>	<b>854,833</b>	<b>885,111</b>	<b>-3.4</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Vancouver  
March 2010**

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2009	January	292	5,834	5%	782,961	109	2,334	5%	449,389	362	5,798	6%	365,657
	February	589	6,118	10%	792,551	244	2,463	10%	437,233	650	5,962	11%	353,064
	March	904	6,266	14%	763,248	392	2,528	16%	442,266	978	5,785	17%	354,605
2010	January	709	4,134	17%	950,785	327	1,462	22%	552,971	891	4,621	19%	420,566
	February	984	4,694	21%	963,191	417	1,582	26%	550,873	1,074	5,070	21%	432,964
	March	1,344	5,051	24%	1,002,020	549	1,919	29%	489,199	1,253	6,161	20%	432,754

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

**Table 5: MLS® Residential Activity for Vancouver  
First Quarter 2010**

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2009	Q1	1,785	18,218	10%	776,142	745	6,325	10%	441,660	1,990	17,545	11%	356,112
	Q2												
	Q3												
	Q4												
2010	Q1	3,037	14,329	21%	977,478	1,293	4,963	26%	525,217	3,218	15,852	20%	429,449
	Q2												
	Q3												
	Q4												

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Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock



**Table 6: Economic Indicators**  
**March 2010**

		Interest Rates			NHPI, Total, Vancouver CMA 1997=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	119.7	112.0	1,230	5.2	66.1	818
	February	627	5.00	5.79	116.2	112.5	1,225	5.8	66.1	821
	March	613	4.50	5.55	114.9	112.6	1,222	6.2	66.2	816
	April	596	3.90	5.25	113.5	112.6	1,228	6.6	66.6	815
	May	596	3.90	5.25	114.0	113.3	1,232	6.9	66.9	809
	June	631	3.75	5.85	113.0	113.3	1,239	7.1	67.3	809
	July	631	3.75	5.85	114.3	112.9	1,237	7.2	67.1	804
	August	631	3.75	5.85	114.5	113.6	1,235	7.4	67.1	812
	September	610	3.70	5.49	116.1	113.5	1,238	7.2	66.9	818
	October	630	3.80	5.84	116.9	112.7	1,238	7.4	67.0	827
	November	616	3.60	5.59	117.2	113.1	1,240	7.4	66.9	823
	December	610	3.60	5.49	118.0	112.7	1,238	7.7	66.9	824
2010	January	610	3.60	5.49	118.5	113.1	1,241	7.8	67.0	823
	February	604	3.60	5.39	119.2	113.9	1,241	7.7	66.8	826
	March	631	3.60	5.85		113.6	1,238	7.8	66.5	826
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

### Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table 1: Housing Activity Summary of Abbotsford CMA**  
**March 2010**

	March 2010						Rental		Total*
	Ownership								
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
March 2010	34	0	10	0	0	0	0	0	44
March 2009	6	0	0	0	0	0	0	0	6
% Change	**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2010	79	0	20	1	7	0	0	0	107
Year-to-date 2009	23	0	8	0	16	0	0	0	47
% Change	**	n/a	150.0	n/a	-56.3	n/a	n/a	n/a	127.7
UNDER CONSTRUCTION									
March 2010	177	0	64	6	45	157	1	0	450
March 2009	185	0	62	23	64	694	0	0	1,028
% Change	-4.3	n/a	3.2	-73.9	-29.7	-77.4	n/a	n/a	-56.2
COMPLETIONS									
March 2010	31	0	6	4	0	0	0	0	41
March 2009	33	0	2	1	0	0	0	0	36
% Change	-6.1	n/a	200.0	**	n/a	n/a	n/a	n/a	13.9
Year-to-date 2010	68	0	22	12	6	136	0	0	244
Year-to-date 2009	67	0	22	1	49	0	0	0	139
% Change	1.5	n/a	0.0	**	-87.8	n/a	n/a	n/a	75.5
COMPLETED & NOT ABSORBED									
March 2010	88	0	9	10	30	64	0	0	201
March 2009	180	0	20	12	79	17	0	0	308
% Change	-51.1	n/a	-55.0	-16.7	-62.0	**	n/a	n/a	-34.7
ABSORBED									
March 2010	27	0	5	3	5	12	0	0	52
March 2009	18	0	4	1	0	3	0	0	26
% Change	50.0	n/a	25.0	200.0	n/a	**	n/a	n/a	100.0
Year-to-date 2010	62	0	16	4	12	146	0	0	240
Year-to-date 2009	52	0	40	1	21	3	0	0	117
% Change	19.2	n/a	-60.0	**	-42.9	**	n/a	n/a	105.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**March 2010**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
March 2010	22	0	10	0	0	0	0	0	32
March 2009	5	0	0	0	0	0	0	0	5
Fraser Valley H RDA									
March 2010	0	0	0	0	0	0	0	0	0
March 2009	0	0	0	0	0	0	0	0	0
Mission DM									
March 2010	12	0	0	0	0	0	0	0	12
March 2009	1	0	0	0	0	0	0	0	1
Abbotsford CMA									
March 2010	34	0	10	0	0	0	0	0	44
March 2009	6	0	0	0	0	0	0	0	6
UNDER CONSTRUCTION									
Abbotsford City									
March 2010	114	0	64	6	45	157	1	0	387
March 2009	138	0	62	23	62	694	0	0	979
Fraser Valley H RDA									
March 2010	0	0	0	0	0	0	0	0	0
March 2009	0	0	0	0	0	0	0	0	0
Mission DM									
March 2010	63	0	0	0	0	0	0	0	63
March 2009	47	0	0	0	2	0	0	0	49
Abbotsford CMA									
March 2010	177	0	64	6	45	157	1	0	450
March 2009	185	0	62	23	64	694	0	0	1,028
COMPLETIONS									
Abbotsford City									
March 2010	22	0	6	4	0	0	0	0	32
March 2009	13	0	2	1	0	0	0	0	16
Fraser Valley H RDA									
March 2010	0	0	0	0	0	0	0	0	0
March 2009	0	0	0	0	0	0	0	0	0
Mission DM									
March 2010	9	0	0	0	0	0	0	0	9
March 2009	20	0	0	0	0	0	0	0	20
Abbotsford CMA									
March 2010	31	0	6	4	0	0	0	0	41
March 2009	33	0	2	1	0	0	0	0	36

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**March 2010**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Abbotsford City									
March 2010	65	0	9	10	18	52	0	0	154
March 2009	92	0	20	12	42	5	0	0	171
Fraser Valley H RDA									
March 2010	0	0	0	0	0	0	0	0	0
March 2009	0	0	0	0	0	0	0	0	0
Mission DM									
March 2010	23	0	0	0	12	12	0	0	47
March 2009	88	0	0	0	37	12	0	0	137
Abbotsford CMA									
March 2010	88	0	9	10	30	64	0	0	201
March 2009	180	0	20	12	79	17	0	0	308
ABSORBED									
Abbotsford City									
March 2010	19	0	5	3	1	12	0	0	40
March 2009	9	0	4	1	0	3	0	0	17
Fraser Valley H RDA									
March 2010	0	0	0	0	0	0	0	0	0
March 2009	0	0	0	0	0	0	0	0	0
Mission DM									
March 2010	8	0	0	0	4	0	0	0	12
March 2009	9	0	0	0	0	0	0	0	9
Abbotsford CMA									
March 2010	27	0	5	3	5	12	0	0	52
March 2009	18	0	4	1	0	3	0	0	26

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2A: History of Housing Starts of Abbotsford CMA**  
**2000 - 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038
% Change	34.6	0.0	n/a	200.0	**	n/a	n/a	n/a	148.3
2001	410	2	0	2	4	0	0	0	418
% Change	9.9	0.0	n/a	100.0	-81.8	n/a	-100.0	n/a	3.2
2000	373	2	0	1	22	0	6	0	405

Source: CMHC (Starts and Completions Survey)



**Table 2: Starts by Submarket and by Dwelling Type****March 2010**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	% Change
Abbotsford City	22	5	0	0	0	0	10	0	32	5	***
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	12	1	0	0	0	0	0	0	12	1	***
<b>Abbotsford CMA</b>	<b>34</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>44</b>	<b>6</b>	<b>***</b>

**Table 2.1: Starts by Submarket and by Dwelling Type****January - March 2010**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Abbotsford City	49	18	0	2	7	14	20	8	76	42	81.0
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	31	5	0	0	0	0	0	0	31	5	***
<b>Abbotsford CMA</b>	<b>80</b>	<b>23</b>	<b>0</b>	<b>2</b>	<b>7</b>	<b>14</b>	<b>20</b>	<b>8</b>	<b>107</b>	<b>47</b>	<b>127.7</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**March 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Abbotsford City	0	0	0	0	10	0	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
<b>Abbotsford DM</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - March 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	7	14	0	0	20	8	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
<b>Abbotsford CMA</b>	<b>7</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>8</b>	<b>0</b>	<b>0</b>

**Table 2.4: Starts by Submarket and by Intended Market**  
**March 2010**

Submarket	Freehold		Condominium		Rental		Total*	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Abbotsford City	32	5	0	0	0	0	32	5
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	12	1	0	0	0	0	12	1
<b>Abbotsford CMA</b>	<b>44</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>44</b>	<b>6</b>

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - March 2010**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	68	26	8	16	0	0	76	42
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	31	5	0	0	0	0	31	5
<b>Abbotsford CMA</b>	<b>99</b>	<b>31</b>	<b>8</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>107</b>	<b>47</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**March 2010**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	% Change
Abbotsford City	26	14	0	0	0	0	6	2	32	16	100.0
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	9	20	0	0	0	0	0	0	9	20	-55.0
<b>Abbotsford CMA</b>	<b>35</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>2</b>	<b>41</b>	<b>36</b>	<b>13.9</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - March 2010**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Abbotsford City	48	32	0	16	6	33	158	22	212	103	105.8
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	32	36	0	0	0	0	0	0	32	36	-11.1
<b>Abbotsford CMA</b>	<b>80</b>	<b>68</b>	<b>0</b>	<b>16</b>	<b>6</b>	<b>33</b>	<b>158</b>	<b>22</b>	<b>244</b>	<b>139</b>	<b>75.5</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
March 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Abbotsford City	0	0	0	0	6	2	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
<b>Abbotsford DM</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>0</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - March 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	6	33	0	0	158	22	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
<b>Abbotsford CMA</b>	<b>6</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>158</b>	<b>22</b>	<b>0</b>	<b>0</b>

**Table 3.4: Completions by Submarket and by Intended Market  
March 2010**

Submarket	Freehold		Condominium		Rental		Total*	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Abbotsford City	28	15	4	1	0	0	32	16
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	9	20	0	0	0	0	9	20
<b>Abbotsford CMA</b>	<b>37</b>	<b>35</b>	<b>4</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>41</b>	<b>36</b>

**Table 3.5: Completions by Submarket and by Intended Market  
January - March 2010**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	58	53	154	50	0	0	212	103
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	32	36	0	0	0	0	32	36
<b>Abbotsford CMA</b>	<b>90</b>	<b>89</b>	<b>154</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>244</b>	<b>139</b>

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range

March 2010

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
March 2010	0	0.0	5	22.7	12	54.5	3	13.6	2	9.1	22	550,000	575,432
March 2009	1	10.0	1	10.0	2	20.0	4	40.0	2	20.0	10	630,250	661,500
Year-to-date 2010	0	0.0	6	18.8	3	9.4	5	15.6	3	9.4	32	560,000	583,166
Year-to-date 2009	1	3.3	2	6.7	8	26.7	7	23.3	8	26.7	30	606,250	660,037
Fraser Valley H RDA													
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Mission DM													
March 2010	0	0.0	7	87.5	0	0.0	1	12.5	0	0.0	8	--	--
March 2009	0	0.0	8	88.9	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2010	2	5.9	30	88.2	0	0.0	1	2.9	0	0.0	34	454,450	454,547
Year-to-date 2009	0	0.0	17	73.9	0	0.0	0	0.0	0	0.0	23	475,900	487,343
Abbotsford CMA													
March 2010	0	0.0	12	40.0	2	6.7	4	13.3	2	6.7	30	539,950	548,363
March 2009	1	5.3	9	47.4	2	10.5	4	21.1	2	10.5	19	465,900	568,768
Year-to-date 2010	2	3.0	36	54.5	3	4.5	6	9.1	3	4.5	66	479,450	516,908
Year-to-date 2009	1	1.9	19	35.8	8	15.1	7	13.2	8	15.1	53	545,000	585,094

Source: CMHC (Starts and Completions Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units**  
**March 2010**

Submarket	March 2010	March 2009	% Change	YTD 2010	YTD 2009	% Change
Abbotsford City	575,432	661,500	-13.0	583,166	660,037	-11.6
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	--	--	n/a	454,547	487,343	-6.7
<b>Abbotsford CMA</b>	<b>548,363</b>	<b>568,768</b>	<b>-3.6</b>	<b>516,908</b>	<b>585,094</b>	<b>-11.7</b>

Source: CMHC (Market Absorption Survey)



**Table 5: MLS® Residential Activity for Fraser Valley**  
**March 2010**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2009	January	361	-60.2	648	1,752	2,015	32.2	400,783	-6.4	416,116
	February	643	-48.0	761	2,004	2,108	36.1	392,138	-10.2	399,931
	March	932	-24.7	870	2,626	2,023	43.0	392,692	-11.5	389,590
	April	1,220	-27.7	1,005	2,210	1,955	51.4	409,168	-6.8	407,994
	May	1,415	-7.6	1,149	2,500	2,036	56.4	419,378	-3.1	403,487
	June	1,877	41.3	1,356	2,497	2,049	66.2	424,728	-4.9	412,992
	July	1,982	63.0	1,492	2,823	2,261	66.0	425,479	-1.7	420,410
	August	1,669	91.0	1,583	2,209	2,348	67.4	434,841	0.7	432,283
	September	1,488	61.0	1,557	2,321	2,089	74.5	436,754	5.5	432,694
	October	1,583	120.5	1,765	2,466	2,407	73.3	445,637	7.5	456,570
	November	1,409	191.7	1,756	1,833	2,492	70.5	431,678	7.1	440,598
	December	1,081	142.9	1,719	1,192	2,651	64.8	446,546	8.8	440,129
2010	January	905	150.7	1,605	2,572	2,985	53.8	433,971	8.3	443,700
	February	1,119	74.0	1,333	2,573	2,652	50.3	436,157	11.2	445,588
	March	1,458	56.4	1,324	3,073	2,368	55.9	455,947	16.1	459,262
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	1,936	-42.8		6,382			394,017	-9.8	
	Q1 2010	3,482	79.9		8,218			443,875	12.7	
	YTD 2009	1,936	-42.8		6,382			394,017	-9.8	
	YTD 2010	3,482	79.9		8,218			443,875	12.7	

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All figures contained in this publication are smoothed data, except for sales and active listings.

Raw data: data observed for the current quarter.

Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

<sup>1</sup> Single-family homes: detached, semi-detached and row homes.

<sup>2</sup> At the end of the quarter.

<sup>3</sup> \*\* observed change greater than 100%.

n/a: data not available when fewer than 8 sales are recorded during the quarter.

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock.

Source: CREA

**Table 6: Economic Indicators**  
**March 2010**

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	119.2	111.4	87	6.2	69.2	744
	February	627	5.00	5.79	115.9	111.9	87	6.6	69.0	752
	March	613	4.50	5.55	114.6	112.0	85	7.0	67.6	763
	April	596	3.90	5.25	113.3	112.1	84	7.2	66.9	754
	May	596	3.90	5.25	113.7	112.9	83	7.7	66.5	752
	June	631	3.75	5.85	112.8	112.8	84	8.3	67.4	747
	July	631	3.75	5.85	113.5	112.4	84	9.0	67.8	752
	August	631	3.75	5.85	113.7	112.8	85	8.8	68.5	764
	September	610	3.70	5.49	115.1	112.7	86	8.7	69.3	768
	October	630	3.80	5.84	115.8	112.1	88	7.9	70.0	774
	November	616	3.60	5.59	116.1	112.4	89	7.8	70.5	774
	December	610	3.60	5.49	116.8	111.9	89	7.3	70.4	786
2010	January	610	3.60	5.49	117.3	112.2	89	7.3	70.2	798
	February	604	3.60	5.39	117.8	113.2	89	6.6	69.7	799
	March	631	3.60	5.85		112.6	89	6.2	69.3	791
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

## METHODOLOGY

### Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

### Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental:** Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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